

Annual Position Statement

July 2020



APPENDIX 24

Correspondence relating to individual site profiles received from Developers/Land Owners/Agents.

<u>Content</u>	<u>Page No.</u>
01 142 – Former Chilton Moor Cricket Club, Black Boy Road	4
02 728 – 12-13 Toward Road	9
03 56 – High Usworth School, Well Bank Road	14
04 061 – Former Lamton Cokeworks Site (Elba Park)	19
05 062 – Ryhope and Cherry Knowle	25
06 081 – Chaplegarth Site	33
07 086 – Former Easington Lane Primary School Building	51
08 087 – Former Dubmire Primary School, Britannia Terrace	53
09 106 – High Ford Estate, Flodden Road	58
10 107 – Phases 1-6, Chester Road	65
11 112 – Site of former Broomhill Estate	72
12 138 - Land at North Road	77
13 154A – Seaburn Camp, Whitburn Road (North)	84
14 324 – Land to the East of Durham Road and Tudor Grove	87
15 328 – Hetton Downs Phase 2	93
16 355 - Rushford Phase 2, Ryhope	100
17 356 – Burdon Road/Hall Farm Road, Land	103
18 367 – Coaley Lane, Land South of	107
19 417 – Heritage Green – Rear of Bee Hive Pub, Coaley Lane	112
20 454 – Teal Farm North	119
21 468 – Land North of Blackthorn Way, Sedgeleth Industrial Estate	125
22 504 – Doxford Park Phase 6	132
23 505 – Doxford Park Phase 5	137
24 531 – Council Yard, North Street, Silksworth	142
25 570 – Land at Station Road, Penshaw	147
26 693 – Former Cheadle Centre, Caithness Road, Hylton	149
27 724 – Former Sunderland High School	154
28 726 – 12 Summerhill	158
29 729 – Sunderland Church High School, Mowbray Road	162
30 734 – Beach View Guest House, 15 Roker Terrace	166
31 737 – 6-10 Stockton Road	170
32 563 – Hylton Skills Campus, North Hylton Road	175
33 695 – Stanley Terrace, Chester Road, Shiney Row	183
34 711 – Kidderminster Road	193
35 732 – Avenue Vivian and Rose Avenue	204
36 733 – The Inn Place, Knollside Close	217
37 735 – 1 Roker Terrace and Side House, St Georges Terrace	220
38 098 – Ayton Village Primary School, Dunlin Drive, Ayton	224
39 197 – Land to the East of Former Broomhill Estate	237

<u>Content</u>	<u>Page No.</u>
40 342 – Land at Mill Hill, Silksworth Road	250
41 421 – Quarry House Lane, East Rainton	265
42 494 – Land at Chapel Street/Edward Street	281
43 565 – Pheonix Tower Business Park, Castletown Way	286
44 568 – Fulwell Fire Station, Station Road	298
45 738 – Site of 1 to 12 Elmwood Square	307
46 739 – Athenaeum Street and Upper Floors 25-26 Fawcett Street	310
47 725 – Camerex House	313
48 702 – Land Adjacent to the Beehive PH, Blind Lane	330
49 063 – Vaux Brewery (Site of), Gill Bridge Avenue	335
50 388 – Ennerdale Street, Low Moorsley, Land at	347
51 426A – Willow Farm Land to South, Ryhope (North)	364
52 128 – Black Boy Road Land at (Site A)	371
53 079 – Hylton Lane/Blaydon Avenue, Hylton Lane	385
54 091 – Southwick Primary School, Clarence Street	400
55 194 – Land at Lambton Lane	405
56 330A - Philadelphia Complex	417
57 413 – Seaburn Amusements, Whitburn Road	431
58 477 – Land North of Burdon Lane	437
59 407C – Land North East of Mount Lane, Springwell Village	449
60 463A – Land to the West of Waterloo Road, Usworth (South)	453
61 465 – Land Adjacent to Herrington Country Park	471
62 567 – Land Adjacent to George Washington Golf and Country Club, Usworth	488
63 362 – Bonnersfield Industrial Units, Bonnersfield Road	494
 APPENDIX 25	 500

Appendix 24 (1)

142 Former Chilton Moor Cricket Club, Black
Boy Road

[REDACTED]

From: [REDACTED]
Sent: 10 June 2020 10:24
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Chilton Moor Cricket Club

From: [REDACTED]
Sent: 10 June 2020 10:00
To: [REDACTED]
Subject: RE: Chilton Moor Cricket Club

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Hi Joanne

Yes numbers have not changed.

Regards

Phil

From: [REDACTED]
Sent: 09 June 2020 21:59
To: [REDACTED]
Subject: Chilton Moor Cricket Club

Hi Phil,

I wonder if you can assist with updating of the five-year land supply in relation to the above site. We have the site down for 30 completions in 2020/21 and 4 in 2021/22 and our records indicate that 30 dwellings have commenced, but no completions as yet. Are these projections still correct ? or do they need adjusting for COVID-19 ? Is this something you can assist with or would I need to contact Bernicia ?

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

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[REDACTED]

From: [REDACTED]
Sent: 09 June 2020 22:11
To: [REDACTED]
Subject: FW: Chilton Moor Cricket Club

fyi

From: [REDACTED]
Sent: 09 June 2020 21:59
To: [REDACTED]
Subject: Chilton Moor Cricket Club

Hi Phil,

I wonder if you can assist with updating of the five-year land supply in relation to the above site. We have the site down for 30 completions in 2020/21 and 4 in 2021/22 and our records indicate that 30 dwellings have commenced, but no completions as yet. Are these projections still correct ? or do they need adjusting for COVID-19 ? Is this something you can assist with or would I need to contact Bernicia ?

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

[REDACTED]

From: Joanne [REDACTED]
Sent: 08 October 2018 14:59
To: [REDACTED]
Subject: RE: Site at former Chilton Moor Cricket Club - pLanning app ref - 15/00691/OUT

Many thanks Adam.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
[REDACTED]

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From: [REDACTED]
Sent: 08 October 2018 14:55
To: Joanne [REDACTED]
Subject: RE: Site at former Chilton Moor Cricket Club - pLanning app ref - 15/00691/OUT

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Joanne,

[REDACTED]

Yours Truly,

Adam [REDACTED]
[REDACTED]



[REDACTED]

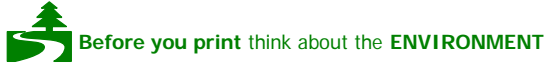
Member of Architects Registration Board [REDACTED]
Chartered Member of The Royal Institute of British Architects [REDACTED]

E: [REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

http://www.linkedin.com/profile/view?id=93062257&trk=tab_pro



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From: Joanne [REDACTED]
Sent: 08 October 2018 11:49
To: [REDACTED]
Subject: Site at former Chilton Moor Cricket Club - pLanning app ref - 15/00691/OUT

Hi Adam,

I am contacting you as your details are down as agent for the planning approval on the former Chilton Moor Cricket Club in Houghton-le-Spring, Sunderland.
I am currently looking into representations that were received as part of the Local Plan consultation and a comment has been received which questions the deliverability of the above site and states that no developer is on board and as such it should not be included within the housing supply.

Could you offer any further information on the site so I can rebut this and demonstrate that the site will be coming forward for housing development within the next five years (we have it in the SHLAA for delivering units in years 2020/21).

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

Appendix 24 (2)
728 12-13 Toward Road

[REDACTED]

From: [REDACTED]
Sent: 08 June 2020 11:02
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 12-13 Toward Road

Thanks for the update Alex.
I will copy this to Anthony to see if he has managed to look at your e-mail regarding the changes.

Regards

Joanne

From: [REDACTED]
Sent: 08 June 2020 10:54
To: [REDACTED]
Subject: Re: 12-13 Toward Road

Hello Joanne,

Works are still underway but due to the delay caused by the Covid-19 restrictions we are expecting completion in December

I had also contacted Anthony Jukes as there were small changes we wanted to confirm were suitable but have not heard back (emails send in Mid - March)

Kind Regards

Alex [REDACTED]

From: [REDACTED]
Sent: 08 June 2020 10:45
To: [REDACTED]
Subject: RE: 12-13 Toward Road

Hi Alex,

If possible can you give an update on 1-13 Toward Rd?
Is it now complete ?

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

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From: [REDACTED]
Sent: 07 January 2020 09:40
To: [REDACTED]
Subject: Re: 12-13 Toward Road

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Hello Joanne

Of course, the property is currently under development and expect the works to be complete no later than September this year. We are undertaking the work ourselves.

Kind regards

Alex [REDACTED]

From: [REDACTED]
Sent: 06 January 2020 17:14
To: [REDACTED]
Subject: 12-13 Toward Road

Dear Sir/Madam,

I am looking at the Council's five-year land supply, of which the Toward Road site forms part of due to it having prior approval granted for residential development.

If possible could you advise me on the progress of the site? its development and with whom ? We currently have it phased for completion in 2020/21.

Could you confirm if this is the case and if so could you give me an indication of your delivery intentions, your programme and what works have taken place to progress the development.

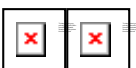
Regards

Joanne

Joanne [REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 10 October 2019 13:40
To: [REDACTED]
Subject: RE: 12-13 Toward Road

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Hi Joanne,

I have not been invoiced with this site since planning. I think the client has sold it.

Regards

Graeme [REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

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From: [REDACTED]
Sent: 10 October 2019 11:57
To: [REDACTED]
Subject: 12-13 Toward Road

Hi Graeme,

I am looking at the Council's five-year land supply, (of which the above site forms part of due to it having planning a prior notification approval) and updating records with regards deliverability of sites and their progress.

If possible could you advise me on the progress of the site, its development and with whom. We currently have it phased for completion in 2020/21.

Could you confirm if this is still the case and if so could you give me an indication of your delivery intentions, your programme and what works have taken place to progress the development and to meet these timescales.

Regards

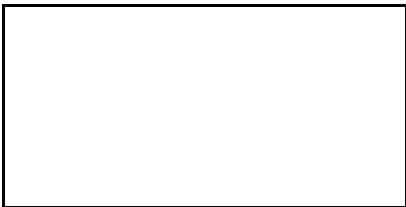
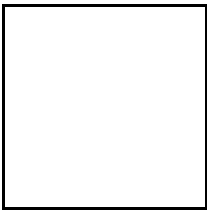
Joanne

Joanne [redacted]
[redacted]
Strategic Plans and Housing
Sunderland City Council
[redacted]

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Appendix 24 (3)

56 High Usworth School, Well Bank Road

[Redacted]

From: [Redacted]
Sent: 12 June 2020 09:44
To: [Redacted]
Subject: FW: Annual Position Statement
Attachments: Gentoo Homes Schedule 09.06.20.xlsx

From: [Redacted]
Sent: 09 June 2020 14:57
To: [Redacted]
Subject: RE: Annual Position Statement

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Dear Gary,

Further to your e-mail below, please find attached an updated spread sheet showing projections for Gentoo Homes (private sales) sites.

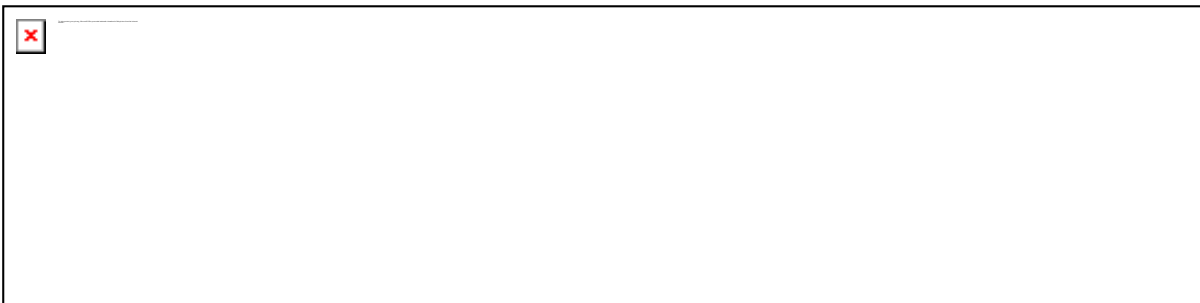
[Redacted] will be responding in relation to the remaining Gentoo Group sites.

Kind regards,
Jane

Jane [Redacted]

gentoo homes

[Redacted]



SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Plannng Ref.	Decision Date	Total number of net units
56	High Usworth School, Well Bank road	Washington	Permitted-under construction	Gentoo Homes (Private Arm)	16/02266/FU4	14/06/2017	56
107	Phases 1-6, Chester Road	Sunderland South	Permitted – under construction	Gentoo Homes (Private Arm)	18/00255/FU4	28/06/2019	500
112	Site of former Broomhill Estate.	Coalfield	Permitted – under construction	Gentoo Homes (Private Arm)	12/03140/FUL	19/12/2013	128
367	Coaley Lane, Land south of	Coalfield	Permitted – under construction	Gentoo Homes (Private Arm)	13/00799/FUL	15/02/2018	128
504	Doxford Park Phase 6	Sunderland South	Permitted – under construction	Gentoo Homes (Private Arm)	18/00438/FUL	13/06/2019	100
505	Doxford Park Phase 5	Sunderland South	Permitted – under construction	Gentoo Homes (Private Arm)	13/01337/FUL	05/03/2014	155
197	Land to the east of former Broomhill Estate	Coalfield	Permitted – not started	Gentoo Homes (Private Arm)	18/00075/FUL	05/11/2019	99

NPPF Annex 2 Deliverability Criteria	Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
a	29	27	0	0	0	0	0
a	0	0	28	28	28	28	388
a	87	30	11	0	0	0	0
a	15	20	26	26	26	15	0
a	0	10	30	30	30	0	0
a	155	0	0	0	0	0	0
a	0	0	9	30	30	30	0

From: [REDACTED]

Sent: 03 June 2020 16:25

To: [REDACTED]

Subject: Annual Position Statement

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Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

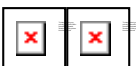
Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]

Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN

www.sunderland.gov.uk



Appendix 24 (4)

061 Former Lambton Cokeworks Site (Elba Park)

[REDACTED]

From: [REDACTED]
Sent: 11 June 2020 13:46
To: [REDACTED]
Subject: FW: *EXTERNAL: FW: Annual Position Statement
Attachments: Elba Park Projection June 2020.xlsx; Cherry Knowle Projection June 2020.xlsx; Teal Park Projection June 2020.xlsx; Stonecellar Road Projection June 2020.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Louise [REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 11 June 2020 13:45
To: [REDACTED]
Subject: RE: *EXTERNAL: FW: Annual Position Statement

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Hi Kathryn – please find updated trajectories attached.

Louise – as we discussed, SCC’s current pre-application position at Stonecellar Road is that an application would be refused. Obviously BDW want to bring the site forward as quickly as possible but the negative pre-app response is based on a scheme which we consider to be acceptable and it appears we have currently reached a stalemate based on different interpretations of wording in the allocation and its role in decision making. Based on this I don’t consider there to be clear evidence that the site will be deliverable within the next 5 years so I’ve removed units from the site’s trajectory.

As agreed if you could add me to the policy mailing list it would be much appreciated.

Regards

Dominic [REDACTED]
[REDACTED]

[Redacted]



BARRATT HOMES

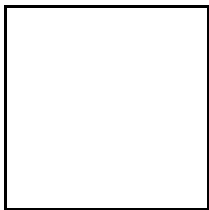


DAVID WILSON HOMES
WHERE QUALITY LIVES



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From: [Redacted]
Sent: 11 June 2020 12:39
To: [Redacted]
Subject: *EXTERNAL: FW: Annual Position Statement



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Please do not click on LINKS or ATTACHMENTS where you are unsure of its origin. In such cases delete the email.

Hi Dominic
Louise asked me to forward the e-mail I sent to Amy and Neil last week, please see attached and below.
Kind regards
Kathryn

From: [Redacted]
Sent: 03 June 2020 16:42
To: [Redacted]
Subject: Annual Position Statement

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

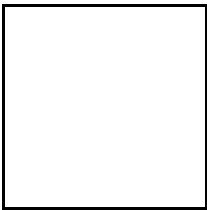
For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [redacted] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [redacted]
[redacted]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN
[redacted]
www.sunderland.gov.uk



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[redacted] are trading

SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Plannng Ref.	Decision Date	Total number of net units
061	Former Lambton Cokeworks Site (Elba Park)	Coalfield	Permitted – under construction	Homes & Communities Agency/Barratt Developer/BDW Trading Ltd	09/02328/REM	24/12/2009	359

NPPF Annex 2 Deliverability Criteria	Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
a	318	27	14	0	0	0	0

Appendix 24 (5)

062- Ryhope and Cherry Knowle

[REDACTED]

From: [REDACTED]
Sent: 21 July 2020 10:12
To: [REDACTED]
Subject: FW: Five Year trajectory

Louise [REDACTED]
[REDACTED]

Sunderland City Council
Civic Centre
Burdon Road
Sunderland
SR2 7DN

From: [REDACTED]
Sent: 21 July 2020 10:11
To: [REDACTED]
Subject: Five Year trajectory

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Good morning

We have been discussing our targets going forward at BDW, and it would appear that based upon our current assessment of the market that we may have been unduly cautious over delivery at Cherry Knowle. Our year runs July to June and we anticipate completions of 50 in year 1, 55 in year 2 and 60 per annum thereafter.

We will of course keep you updated

Regards

Neil

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[REDACTED]

From: [REDACTED]
Sent: 12 June 2020 10:44
To: [REDACTED]
Subject: FW: *EXTERNAL: FW: Annual Position Statement
Attachments: Elba Park Projection June 2020.xlsx; Cherry Knowle Projection June 2020.xlsx; Teal Park Projection June 2020.xlsx; Stonecellar Road Projection June 2020.xlsx

From: [REDACTED]
Sent: 12 June 2020 10:16
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: *EXTERNAL: FW: Annual Position Statement

From: [REDACTED]
Sent: 11 June 2020 13:46
To: [REDACTED]
Subject: FW: *EXTERNAL: FW: Annual Position Statement

Louise [REDACTED]
[REDACTED]
[REDACTED]
Civic Centre
Burdon Road
Sunderland
SR2 7DN

[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 11 June 2020 13:45
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: *EXTERNAL: FW: Annual Position Statement

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Hi Kathryn – please find updated trajectories attached.

Louise – as we discussed, SCC’s current pre-application position at Stonecellar Road is that an application would be refused. Obviously BDW want to bring the site forward as quickly as possible but the negative pre-app response is based on a scheme which we consider to be acceptable and it appears we have currently reached a stalemate based on different interpretations of wording in the allocation and its role in decision making. Based on this I don’t consider there to be clear evidence that the site will be deliverable within the next 5 years so I’ve removed units from the site’s trajectory.

As agreed if you could add me to the policy mailing list it would be much appreciated.

Regards

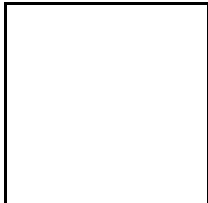
Dominic [redacted]
[redacted]

[redacted]



P Please don't print this e-mail unless you really need to

From: [redacted]
Sent: 11 June 2020 12:39
To: [redacted]
Cc: [redacted]



EXTERNAL EMAIL WARNING

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Hi Dominic
Louise asked me to forward the e-mail I sent to Amy and Neil last week, please see attached and below.
Kind regards
Kathryn

From: [redacted]
Sent: 03 June 2020 16:42
To: [redacted]
Subject: Annual Position Statement

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

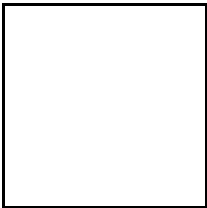
For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
[REDACTED]
www.sunderland.gov.uk



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[REDACTED]

From: [REDACTED]
Sent: 03 June 2020 16:14
To: [REDACTED]
Cc: [REDACTED]
Subject: Ryhope and Cherry Knowle

Hi Phil,

Hope you and the family are well and your managing in these unusual times.

Following on from the APS meeting you attended earlier today with Louise and Cheryl I am after a bit more information on the Ryhope and Cherry Knowle site.

As you know we have it in the five- year land supply as a cat A site as part of the site is currently under construction with Barratts/David Wilson (304 units as part of the full consent), however a number of units (43 at this point in time) fall within the cat B as they are subject to the outline consent and the CSDP allocation.

As such can you provide any information on what HE intentions are with the remaining phases of the scheme as we will need to ensure we can demonstrate it is deliverable otherwise it may be that we can't include the outstanding 43 units (which are part of the 496 from the outline consent) within the five-year supply.

If you could come back to me in the first instance with your intentions via this e-mail so we have an idea what is happening with the site and then we will ask you to submit a more formal response as part of the consultation we will be undertaking shortly.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

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SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Planning Ref.	Decision Date	Total Number of Net Units
062	Ryhope and Cherry Knowle Hospital	Sunderland South	Permitted - under construction	Barratt/HCA	16/01524/HYB	26/06/2017	800

NPPF Annex 2 Deliverability Criteria	Completions to 31/3/2020	Completions to 2020/21	Completions to 2021/22	Completions to 22/23	Completions to 2023/24	Completions to 2024/25	Completions Expected Beyond the Five Year Priod
a	87	36	36	36	36	36	533

Appendix 24 (6)

081 Chapelgarth site

[REDACTED]

From: [REDACTED]
Sent: 11 June 2020 08:47
To: [REDACTED]
Subject: RE: Annual Position Statement

Morning Joanne

We're currently working towards a planning submission this month and the build out rates will now need to be amended due to the delays in negotiating legal's and the covid situation which has pushed back sites within our BP:

21/22 – 14
22/23 – 36
23/24 – 36

Regards
Amanda

From: [REDACTED]
Sent: 10 June 2020 18:18
To: [REDACTED]
Subject: RE: Annual Position Statement

Hi Amanda,

Can I just ask for an update on the Chapelgarth site.
Previously you indicated submission of planning app March 2020 (I can't find this on system, so assume it was delayed) and the following build out:
21/22 – 36 units
22/23 – 36 units
23/24- 43 units

When are you anticipating submitting an application and have your expected build rates been effected by COVID on this site also ?

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

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From: [REDACTED]
Sent: 09 June 2020 12:41
To: [REDACTED]
Subject: RE: Annual Position Statement

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Afternoon Cheryl

Further to the workshop and previous projections, I can confirm that Story Homes sites:

463A Land to the west of Waterloo Road, Usworth (South) – **no changes to current projection**

128 Black Boy Road land at (Site A) – I note from the workshop the Council is aware that Persimmon are the developer on this site (disposal from Story to PH) based on current planning application, could you therefore amend developer on the table to avoid confusion please.

477 Land north of Burdon Lane – **no changes to current projection.** The consortium took a conservative approach last year, and as you are aware we are in planning, HIF has now been secured and there are multiple developers on site. Therefore on current assumptions agreed to remain as previously advised.

If you require anything further in relation to the above, please do contact me.

Regards
Amanda

From: [REDACTED]
Sent: 03 June 2020 16:40
To: [REDACTED]
Subject: Annual Position Statement

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

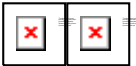
For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN
[REDACTED]
www.sunderland.gov.uk



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SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Planngng Ref.	Decision Date	Total number of net units
081	Chapelgarth site	Sunderland South	Permitted – under construction	Siglion/Millers	16/00388/HY4 16/02356/LR4	21/12/2016 17/05/2017	750

NPPF Annex 2 Deliverability Criteria	Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
a	38	40	60	90	60	60	402

[REDACTED]

From: [REDACTED]
Sent: 04 June 2020 14:22
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Annual Position Statement
Attachments: Siglion-Miller.xlsx; Miller.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Cheryl,

I provide the following update;

Sandbrook Meadows (Seaburn Camp) - no change to the forecasted trajectory.

Potters Hill (Chapelgarth) - Miller has only had 8 sales in 22 weeks. The forecasted 40 for years 2020/2021 is therefore too high. I suggest that this is reduced to 30. Also the foretasted 90 in years 2022/2023 reflects that there should be three developers on site at this time. Part of the site is bespoke in nature and added to the fact that there will be three developers competing for sales, the 90 figures is too high. I suggest that this is reduced to 75. As such 25no completions need to be added to 'completions outside of the 5 year period'.

Regards,

Phil

[REDACTED]

[REDACTED]

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>>> [REDACTED]

Apologies, I missed the shared database from your original e-mail.
Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

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Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

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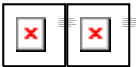
Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]

[REDACTED]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 25 February 2020 11:09
To: [REDACTED]
Subject: RE: SHLAA workshop and call for sites
Attachments: Delivery Proforma - Chapelgarth (SHLAA Ref 081).docx; Delivery Proforma - Land North of Usworth (SHLAA Ref 463A).docx

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Morning Joanne

Further to the below and in advance of next Thursday's meeting, please find enclosed 2 duly completed proformas which relate to the Land at Usworth (Ref 463A) and Chapelgarth (Ref 081).

I spoke with Lichfields yesterday in relation to Land North of Burdon Lane (Ref 477) of which the trajectory appears consistent, however we do have a consortium meeting tomorrow and will raise as an agenda item of which will provide a more updated position for them to complete and submit.

Any queries please do let me know.

Regards
Amanda

From: [REDACTED]
Sent: 04 February 2020 12:20
To: [REDACTED]

[REDACTED]

Subject: FW: SHLAA workshop and call for sites

Hi everyone,

It has been brought to my attention that the date for this workshop clashes with Northumberland Local Plan Examination, as such I have pushed it back a week and will now be held on **Thursday 5th March 2020, 10am-12pm.**

Hope you can all make it.

Regards

Joanne

Joanne [redacted]
Strategic Plans and Housing
Sunderland City Council
[redacted]

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From: [redacted]
Sent: 04 February 2020 11:22
To: [redacted]

Subject: SHLAA workshop and call for sites

Dear all,

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

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

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

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

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

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

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

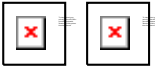
Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans
Sunderland City Council
[REDACTED]
[REDACTED]

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Housing Site Delivery Consultation 2020-25

This consultation seeks to gather site delivery information about major housing development sites in Sunderland to enable the Council to accurately forecast the numbers of houses likely to be built over the next five years and beyond.

The National Planning Policy Framework (NPPF) is very clear that Local Planning Authorities must monitor the progress of development sites that have planning permission. It further states that Local Planning Authorities must compile a five-year housing supply annual position statement and that this should be done through engagement with developers and others who have an impact on delivery. Therefore, we are writing to you to request information in regard to housing delivery on sites linked to you or your organization.

What constitutes a deliverable site?

Annex 2 of the NPPF sets out the definition of a deliverable housing site as being one that is available now, offers a suitable location for development now and is achievable, with a realistic prospect that housing will be delivered on the site within five years. In particular:

1. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
2. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Evidence we require from you

In most instances the Council will be able to provide the evidence to justify or exclude a site from the five year supply. However, there are also circumstances where we rely on you or your organisation to provide additional information to help us assess housing delivery. Evidence we require may include;

1. Timescales for approval of reserved matters applications and discharge of conditions;
2. Confirmation of the developers building intentions and anticipated start and build-out rates;
3. Firm progress with site assessment work; and/or

4. Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large scale infrastructure funding or other similar projects.

The information collected will be used to inform the five year housing supply position and the housing supply position for the plan period. Your input will ensure accuracy in the Council's forecasting, ensuring a robust housing supply position that will be used as an evidence base to inform the preparation of development plan documents and be used in the determination of planning applications.

Please note that this process will be an annual exercise, therefore we will contact you in subsequent years to provide an update for a site.

Submitting your proforma

Please complete the attached proforma and provide all relevant information to assist the Council with forecasting housing delivery. Please complete a separate proforma for each site.

Please note that the Data Protection and Freedom of Information Declaration towards the rear of the proforma, **MUST** be filled in otherwise your proforma will not be accepted.

Please return via the following methods:

E-mail:



Or by Post: Strategic Plans Team, Sunderland City Council, Civic Centre, Sunderland SR2 7DN

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amanda [REDACTED]
Company	Story Homes
Address	[REDACTED]
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details		
Site Address	Chapelgarth	
Planning Application no.	16/00388/HY4 (Outline)	Reserved matters application to be submitted early March 2020
SHLAA Site Ref (if known)	081	
Number of remaining dwellings to build on site	0	0

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	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	2033 and beyond
Market units			36	36	31										
Affordable Units			0	0	12										
Demolitions and or/conversion losses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Site deliverability commentary	<p>Story Homes are proposing a start on site date of October 2020, site clearance (3 months) with first legal completion currently targeted to Jun'21. The proposed delivery of the affordable units aligns with the affordable housing obligations within the S106 pursuant to the Outline Consent.</p> <p>Sunderland City Council (Siglion) are liaising with the LPA and developers for the submission of an NMA to the Design Code which the LPA deem required as development is progressing on site and will enable all subsequent reserved matters applications progress in a timely manner whilst ensuring to be in-line with the principles of the Design Code.</p>														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

DATA PROTECTION AND FREEDOM OF INFORMATION

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

This includes the information used in preparation and update of the Strategic Housing Land Availability (SHLAA), housing supply position statement, Housing Implementation Strategy and any other planning document reporting the Council's housing supply position. The purposes for collecting data are:

- To assist in the preparation of the strategic planning policy documents;
- To contact you regarding your responses given in your form (if required);
- For evaluation by an agreed Panel of representative from the housebuilding industry (if required) in line with the Sunderland Strategic Housing Land Availability Methodology; and
- To compile reports of responses for Sunderland City Council's decision making process.

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

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

Print Name	Amanda [REDACTED]	Date	24/02/2020
Signed	[REDACTED]		
Please note forms that are not signed and dated can not be accepted. Electronic signatures will be accepted.			

Appendix 24 (7)

086 Former Easington Lane Primary School Building

[REDACTED]

From: [REDACTED]
Sent: 10 June 2020 07:22
To: [REDACTED]
Subject: Former Easington Lane primary school

Hi James,

I wonder if you could assist me with an update on the development on former Easington Lane primary school. It forms part of the Council's five-year land supply and as such we need to demonstrate its deliverability. We have it programmed as first completions expected 2020/21 – 26 units and then 30 units a year for the following three years, completion expected 2023/24.

Can you advise if this is still the forecasts or have things changed due to COVID-19 ?
Can you also advise if the site has started ?

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

Appendix 24 (8)
087 Former Dubmire Primary School,
Britannia Terrace

[Redacted]

From: [Redacted]
Sent: 10 June 2020 09:41
To: [Redacted]
Cc: [Redacted]
Subject: FW: Annual Position Statement
Attachments: SCC Completions Forecast Karbon Homes (002) June 2020.xlsx

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Hi Cheryl,

Please see revised forecast figures on the attached spreadsheet.

Regards

Claire [Redacted]
[Redacted]

[Redacted]

[Redacted]

From: [Redacted]
Sent: 03 June 2020 16:27
To: [Redacted]
Subject: Annual Position Statement

EXTERNAL EMAIL:
This email originated outside of Karbon Homes.
DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

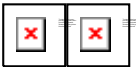
For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN
[REDACTED]
www.sunderland.gov.uk



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SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Planngg Ref.	Decision Date	Total number of net units
087	Former Dubmire Primary School, Britannia Terrace	Coalfield	Permitted – under construction	Karbon Homes	18/02002/FU4	02/04/2019	17
693	Former Cheadle Centre, Caithness Road, Hylton	Sunderland North	Permitted – under construction	Karbon Homes	17/02446/FU4	03/07/2018	19
563	Hylton Skills Campus, North Hylton Road	Sunderland North	Permitted not started	Karbon Homes	19/01427/FU4	20/02/2020	105

NPPF Annex 2 Deliverability Criteria	Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
a	0	17	0	0	0	0	0
a	0	19	0	0	0	0	0
a	0	0	54	51	0	0	0

Appendix 24 (9)

106 High Ford Estate, Flodden Road

[Redacted]

From: [Redacted]
Sent: 04 June 2020 10:54
To: [Redacted]
Subject: FW: Annual Position Statement
Attachments: Gleeson (003).xlsx

Cheryl
Another one for you.
Regards
Kathryn

From: [Redacted]
Sent: 04 June 2020 10:52
To: [Redacted]
Subject: RE: Annual Position Statement

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Hi Kathryn – please find the spreadsheet attached and revised.

Regards
Chris



[Redacted]

From: [Redacted]
Sent: 03 June 2020 16:38
To: [Redacted]
[Redacted] Position Statement

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously

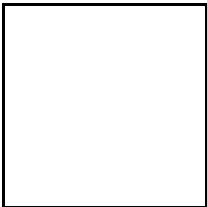
provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN
[REDACTED]



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SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Plannng Ref.	Decision Date	Total number of net units
106	High Ford Estate, Flodden Road	Sunderland South	Permitted – under construction	Gleeson Homes Ltd	11/01794/FUL	25/10/2012	285
328	Hetton Downs Phase 2	Coalfield	Permitted – under construction	Gleeson Homes Ltd	17/02178/FU4	18/04/2019	101

NPPF Annex 2 Deliverability Criteria	Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
a	243	35	7	0	0	0	0
a	0	26	35	35	5	0	0

[REDACTED]

From: [REDACTED]
Sent: 08 January 2020 16:26
To: [REDACTED]
Subject: RE: 328 -Hetton Downs - Land at Downs Lane

Hi Joanne – yes that plan is correct.

Regards

Chris

Chris [REDACTED]



[REDACTED]

www.gleeson-homes.co.uk

From: [REDACTED]
Sent: 08 January 2020 16:03
To: [REDACTED] Lane

Thanks for this Chris,

Can I just check the site boundary for the land at Fordfield Road, is it as the attached plan ?

Regards

Joanne

Joanne [REDACTED]

Strategic Plans and Housing
Sunderland City Council

www.sunderland.gov.uk

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From: [REDACTED]
Sent: 08 January 2020 15:29
To: [REDACTED]
Subject: RE: 328 -Hetton Downs - Land at Downs Lane

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Joanne,

I think the first thing to point out is that whilst we obtained planning for 112no. dwellings on Hetton, one parcel of land from the overall scheme was withdraw from the land sale, meaning the site we are constructing comprises 101no. dwellings instead. Our current forecasting for this site is as follows (our year works from July-June):

- 9 units 2019/20 (so July 19 to June 20 and so on)
- 30 units 2020/21
- 30 units 2021/22
- 30 units 2022/23
- 2 units 2023/24

In terms of the land at Fordfield Rd we have the remaining dwellings phased as follows our current forecasting for this site is as follows:

- 47 units 2019/20
- 26 units 2020/21

I trust the above is of assistance and if you have any further queries please let me know.

Regards

Chris

Chris



www.gleeson-homes.co.uk

From: [Redacted]

Sent: 08 January 2020 14:54

To: [Redacted]

Subject: 328 -Hetton Downs - Land at Downs Lane

Hi Chris,

I am in the process of updating the SHLAA, in particular the five-year land element. We have the above site for 112 dwellings phased as follows:-

- 12 units 2019/20
- 30 units 2020/21
- 30 units 2021/22
- 30 units 2022/23
- 10 units 2023/24

Can you confirm if the number of completions per year and the timescales seem about right. (I believe the site is now under construction).

High Ford Estate (Land at Fordfield Rd) we have the remaining dwellings phased as follows, can you confirm if this seems about right.

- 33 units 2019/20
- 33 units 2020/21
- 33 units 2021/22
- 33 units 2022/23
- 32 units 2023/24

Regards

Joanne

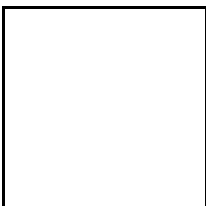
Joanne

[Redacted]
Strategic Plans and Housing
Sunderland City Council

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Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>



Appendix 24 (10)
107 Phases 1-6, Chester Road

[Redacted]

From: [Redacted]
Sent: 16 July 2020 15:27
To: [Redacted]
Subject: FW: Pennywell

Kathryn,

Additional e-mail for Appendix 24 for site 107.

Thanks

Joanne

From: [Redacted]
Sent: 16 July 2020 15:24
To: [Redacted]
Subject: RE: Pennywell

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Hi Joanne

As discussed – Confirmation all 118No. units on Pennywell Phase 1 development are anticipated to be delivered within the 5 year supply as per below.

- Completions 20/21: 0
- Completions 21/22: 28
- Completions 22/23: 28
- Completions 23/24: 31
- Completions 24/25: 31

Any queries – please let me know.

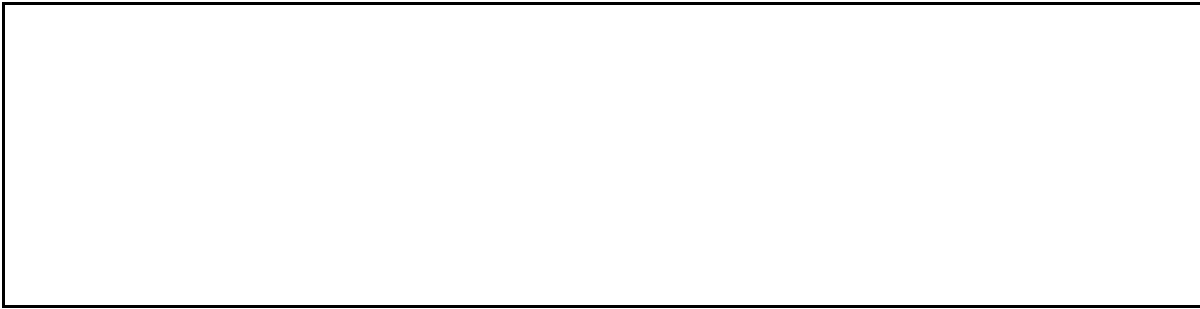
Kind Regards

Kevin.

Kevin [Redacted]



[Redacted]



From: [Redacted]

Sent: 16 July 2020 14:37

To: [Redacted]

Subject: Pennywell

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Hi Kevin,

Can I give you a ring for a quick chat about Pennywell and the APS ?

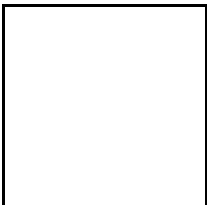
Regards

Joanne

Joanne [Redacted]
[Redacted]
Strategic Plans
Sunderland City Council
[Redacted]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk



[Redacted]

From: [Redacted]
Sent: 12 June 2020 09:44
To: [Redacted]
Subject: FW: Annual Position Statement
Attachments: Gentoo Homes Schedule 09.06.20.xlsx

From: [Redacted]
Sent: 09 June 2020 14:57
To: [Redacted]
Subject: RE: Annual Position Statement

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Dear Gary,

Further to your e-mail below, please find attached an updated spread sheet showing projections for Gentoo Homes (private sales) sites.

[Redacted] will be responding in relation to the remaining Gentoo Group sites.

Kind regards,
Jane

Jane [Redacted]

gentoo homes

[Redacted]



SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Plannng Ref.	Decision Date	Total number of net units
56	High Usworth School, Well Bank road	Washington	Permitted- under construction	Gentoo Homes (Private Arm)	16/02266/FU4	14/06/2017	56
107	Phases 1-6, Chester Road	Sunderland South	Permitted – under construction	Gentoo Homes (Private Arm)	18/00255/FU4	28/06/2019	500
112	Site of former Broomhill Estate.	Coalfield	Permitted – under construction	Gentoo Homes (Private Arm)	12/03140/FUL	19/12/2013	128
367	Coaley Lane, Land south of	Coalfield	Permitted – under construction	Gentoo Homes (Private Arm)	13/00799/FUL	15/02/2018	128
504	Doxford Park Phase 6	Sunderland South	Permitted – under construction	Gentoo Homes (Private Arm)	18/00438/FUL	13/06/2019	100
505	Doxford Park Phase 5	Sunderland South	Permitted – under construction	Gentoo Homes (Private Arm)	13/01337/FUL	05/03/2014	155
197	Land to the east of former Broomhill Estate	Coalfield	Permitted – not started	Gentoo Homes (Private Arm)	18/00075/FUL	05/11/2019	99

NPPF Annex 2 Deliverability Criteria	Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
a	29	27	0	0	0	0	0
a	0	0	28	28	28	28	308
a	87	30	11	0	0	0	0
a	15	20	26	26	26	15	0
a	0	10	30	30	30	0	0
a	155	0	0	0	0	0	0
a	0	0	9	30	30	30	0

From: [REDACTED]

Sent: 03 June 2020 16:25

To: [REDACTED]

Subject: Annual Position Statement

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Dear Sir/Madam

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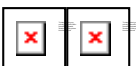
Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]

Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN

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Appendix 24 (11)

112 Site of former Broomhill Estate.



From: [Redacted]
Sent: 12 June 2020 09:44
To: [Redacted]
Subject: FW: Annual Position Statement
Attachments: Gentoo Homes Schedule 09.06.20.xlsx

From: [Redacted]
Sent: 09 June 2020 14:57
To: [Redacted]
Subject: RE: Annual Position Statement

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[Redacted] will be responding in relation to the remaining Gentoo Group sites.

Kind regards,
Jane

Jane [Redacted]



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367	Coaley Lane, Land south of	Coalfield	Permitted – under construction	Gentoo Homes (Private Arm)	13/00799/FUL	15/02/2018	128
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505	Doxford Park Phase 5	Sunderland South	Permitted – under construction	Gentoo Homes (Private Arm)	13/01337/FUL	05/03/2014	155
197	Land to the east of former Broomhill Estate	Coalfield	Permitted – not started	Gentoo Homes (Private Arm)	18/00075/FUL	05/11/2019	99

NPPF Annex 2 Deliverability Criteria	Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
a	29	27	0	0	0	0	0
a	0	0	28	28	28	28	388
a	87	30	11	0	0	0	0
a	15	20	26	26	26	15	0
a	0	10	30	30	30	0	0
a	155	0	0	0	0	0	0
a	0	0	9	30	30	30	0

From: [REDACTED]

Sent: 03 June 2020 16:25

To: [REDACTED]

Subject: Annual Position Statement

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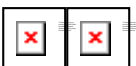
Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]

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Sunderland, SR2 7DN

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Appendix 24 (12)

138 Land at North Road

[Redacted]

From: [Redacted]
Sent: 16 July 2020 11:48
To: [Redacted]
Subject: FW: APS

Hi Kathryn,

Additional information to go with Appendix 24 and to be redacted. As it refers to 4 different sites it will need to go in 4 times, I have put in red below the site reference number.

Thanks

Joanne

From: [Redacted]
Sent: 16 July 2020 09:29
To: [Redacted]
Subject: RE: APS

Joanne,

To confirm amendments Persimmon Homes are comfortable making to our APS submission;

- 138 -North Road, Hetton - +5 unit increase to year 2021/22 to 35
- 417- Newbottle - +4 unit increase to 2020/21 to 23
- 426A- Willow Farm - +5 unit increase to 2022/23 to 30
- 330A- Philadelphia - +4 unit increase to 2020/21 to 9 to reflect separate 4 unit Affordable application by 3rd party.

Regards,

Adam [Redacted]
[Redacted]

Persimmon Homes (Durham)
Persimmon House
Bowburn North Industrial Estate
County Durham
DH6 5PF

From: [Redacted]
Sent: 15 July 2020 19:21
To: [Redacted]
Subject: RE: APS

Thanks Adam, I will call you about 9.

From: [Redacted]
Sent: 15 July 2020 19:20
To: [Redacted]
Subject: Re: APS

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Joanne,

Yes no problem. I'm back in the office now so best number to get me on will be [REDACTED]

Regards

Adam [REDACTED]

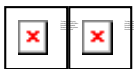
From: [REDACTED]
Sent: Wednesday, July 15, 2020 6:40:33 PM
To: [REDACTED]
Subject: APS

Hi Adam,

Are you oaky for a quick 5 min call tomorrow morning about 9am just regarding APS?

Regards

Joanne



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[REDACTED]

From: [REDACTED]
Sent: 09 June 2020 10:23
To: [REDACTED]
Subject: FW: Annual Position Statement
Attachments: Persimmon Adjusted Trajectory 08.06.2020.xlsx

FYI

From: [REDACTED]
Sent: 09 June 2020 09:11
To: [REDACTED]
Subject: RE: Annual Position Statement

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Kathryn,

Please find attached adjusted trajectories for the Persimmon sites.

As we discussed on the videocall its really difficult to gauge accurately the effects of Covid-19 both in the short and longer term. As an example I looked at the sales rate at both Coaley Lane, Newbottle and North Road, Hetton over the last 12 months and compared sales rates since lockdown against the average rate for those months lockdown was not in place. Sales rates dropped 10% on Newbottle and 85% on the Hetton which is likely the bottom end and higher end of impacts.

That being said I sought advice from our group planning director who has a wider handle on the effect covid has had so far nationally and he has advised we think there will be a 30% drop in output this year as a result.

I have adjusted the trajectory to reflect this and also taken a more cautious approach to delivery rates in years 2-5 as a reflection of the uncertainty of economic health, job losses, mortgage availability etc. once things start to begin to return to normal.

Unfortunately there is no hard evidence to back up these changes other than a best estimation at this stage and market sentiments longer term. I have tried to remain positive on output as much as I can but clearly some consideration must be given to the current uncertainty.

Regards,

Adam [REDACTED]

Persimmon Homes (Durham)
Persimmon House
Bowburn North Industrial Estate
County Durham
DH6 5PF

From: [REDACTED]
[REDACTED]
Subject: Annual Position Statement

SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Plannng Ref.	Decision Date	Total number of net units	NPPF Annex 2 Deliverability Criteria
138	Land at North Road	Coalfield	Permitted – under construction	Persimmon	17/00806/REM	02/02/2018	300	a
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Coalfield	Permitted – under construction	Persimmon	15/00815/HYB	14/03/2016	288	a
342	Land at Mill Hill, Silksworth Road	Sunderland South	Permitted – not started	Persimmon	18/01877/REM	15/11/2019	250	a
426A	Willow Farm land to south, Ryhope (North)	Sunderland South	Permitted (Outline) – Not started	Persimmon	16/01502/OU4	22/12/2017	450	b
194	Land at Lambton Lane	Coalfield	Application pending	Persimmon	17/00589/FUL		252	b
330A	Philadelphia Complex	Coalfield	Permitted (Outline) – Not started	Persimmon	14/00538/HYB (Hybrid) 17/02246/REM 19/00804/REM (Pending)	10/06/2016 (Hybrid) 17/02246/REM (21/2/18 - 13 aff hsg units)	465	b

Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period	
29	28	30	40	40	40	71	30% reduction last years completions for 2020/21. Easing back to pre-Covid delivery levels 2022/23
145	19	23	26	26	26	23	30% reduction last years completions for 2020/21. Easing back to pre-Covid delivery levels 2022/23
0	5	15	30	30	30	140	Slight reduction in expected completions 2020/21 due to delays caused by covid restrictions. As new site effect of no show home in combination with Covid with exacerbate effect on sales. Returing to normal delivery levels 2022/23
0	0	5	25	50	50	320	Site commencement brought forward to 2021/22 to reflect RM now being submitted. Slightly more cautious approach to rates thereafter to reflect uncertainty in where market will be post Covid.
0	0	15	30	30	30	132	Slightly more cautious opening year. Delivery levels returning to pre covid levels 2022/23
4	5	20	40	40	40	320	2020/21 completions reduced to reflect delays in planning and expected delays caused by other contractual conditions. Delivery rates returning to pre-Covid levels 2022/23 however slightly reduced to reflect uncertainty in where the market will be post Covid.

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

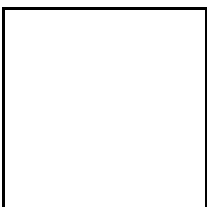
For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN
[REDACTED]



Appendix 24 (13)

154A Seaburn Camp, Whitburn Road (North)

[REDACTED]

From: [REDACTED]
Sent: 04 June 2020 14:22
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Annual Position Statement
Attachments: Siglion-Miller.xlsx; Miller.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Cheryl,

I provide the following update;

Sandbrook Meadows (Seaburn Camp) - no change to the forecasted trajectory.

Potters Hill (Chapelgarth) - Miller has only had 8 sales in 22 weeks. The forecasted 40 for years 2020/2021 is therefore too high. I suggest that this is reduced to 30. Also the foretasted 90 in years 2022/2023 reflects that there should be three developers on site at this time. Part of the site is bespoke in nature and added to the fact that there will be three developers competing for sales, the 90 figures is too high. I suggest that this is reduced to 75. As such 25no completions need to be added to 'completions outside of the 5 year period'.

Regards,

Phil

Miller Homes Limited Registered in Scotland - SC255429

[REDACTED]

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>>> [REDACTED]

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the

Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

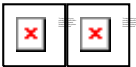
Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [redacted] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [redacted]

[redacted]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN
[redacted]



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Appendix 24 (14)

324 Land to the East of Durham Road and
Tudor Grove

[Redacted]

From: [Redacted]
Sent: 11 June 2020 09:19
To: [Redacted]
Subject: FW: Sunderland Five Year Land Supply - Site 1Land at Ennerdale Street, Low Moorsley and Site 2 Land to the East of Durham Road and Tudor Grove

Hi Kathryn

Please see below.

Kind regards,

Jamie

From: [Redacted]
Sent: 11 June 2020 09:08
To: [Redacted]
Subject: FW: Sunderland Five Year Land Supply - Site 1Land at Ennerdale Street, Low Moorsley and Site 2 Land to the East of Durham Road and Tudor Grove

From: [Redacted]
Sent: 10 June 2020 16:27
To: [Redacted]
Subject: RE: Sunderland Five Year Land Supply - Site 1Land at Ennerdale Street, Low Moorsley and Site 2 Land to the East of Durham Road and Tudor Grove

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Jamie,
Yes that seems reasonable as you have below.

Kind Regards,

Rick [Redacted]

[Redacted]

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Company Number: 1692536.
VAT No.: 391 8288 13

From: [REDACTED]
Sent: 10 June 2020 16:32
To: [REDACTED]
Subject: Sunderland Five Year Land Supply - Site 1 Land at Ennerdale Street, Low Moorsley and Site 2 Land to the East of Durham Road and Tudor Grove

Sunderland Five Year Land Supply - Site 1 Land at Ennerdale Street, Low Moorsley and Site 2 Land to the East of Durham Road and Tudor Grove

Dear Richard,

Following your recent e-mail correspondence with my colleague [REDACTED] with regards the above sites could you provide any further updates in relation to the likely delivery of the development and confirm if the forecasts are still correct, in terms of when completions are programmed and the number of units each year, particularly with delays due to COVID-19?

Site 1. Land at Ennerdale Street, Low Moorsle

Our delivery forecast regarding this site as follows:

- Development of 40 homes
- 2020-21
- 2021-22
- 2022-23
- 2023-24 = 10 homes
- 2024-25 = 30 homes
- 2025-26
- 2026-27
- 2027-28
- 2028-29
- 2029-30
- 2030-31

Site 2 Land to the East of Durham Road and Tudor Grove

Our delivery forecast regarding this site as follows:

- Development of 8 homes
- Homes Completed Prior to 01/04/2020 = 2
- 2020-21 = 6
- 2021-22
- 2022-23
- 2023-24
- 2024-25
- 2025-26
- 2026-27

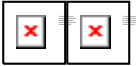
2027-28
2028-29
2029-30
2030-31

Any assistance in updating our records in relation to the sites above, will be much appreciated.

Kind regards,

Jamie

Jamie [redacted]
[redacted]
Planning and Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, [redacted]
[redacted]
www.sunderland.gov.uk



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[REDACTED]

From: [REDACTED]
Sent: 08 June 2020 15:48
To: [REDACTED]
Subject: Land to the East of Durham Road and Tudor Grove - 14/01638/FUL

Hi Richard,

I wonder if you could assist with information on a further site we have in the five-year land supply. Land to the east of Durham Road and Tudor Grove. I understand the site is under construction, can you advise when it is anticipated dwellings will be complete ? and if any impact from COVID-19 on delivery ?

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

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SHLAA Site 324

Aerial photograph of site in 2019, showing all 8 properties under construction.



Appendix 24 (15)

328 Hetton Downs Phase 2

[Redacted]

From: [Redacted]
Sent: 04 June 2020 10:54
To: [Redacted]
Subject: FW: Annual Position Statement
Attachments: Gleeson (003).xlsx

Cheryl
Another one for you.
Regards
Kathryn

From: [Redacted]
Sent: 04 June 2020 10:52
To: [Redacted]
Subject: RE: Annual Position Statement

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Hi Kathryn – please find the spreadsheet attached and revised.

Regards
Chris

Chris [Redacted]



Tyne & Wear: Cameron House | Pinetree Way | Gateshead | NE11 9XW
Tees Valley: Unit 2 | Chapell Lane | Wynyard Park | TS22 5FG

[Redacted]

From: [Redacted]
Sent: 03 June 2020 16:38
To: [Redacted]
Subject: Annual Position Statement

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously

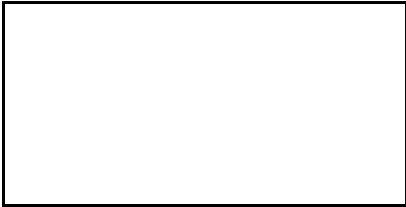
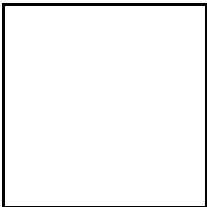
provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
[REDACTED]



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SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Plannng Ref.	Decision Date	Total number of net units
106	High Ford Estate, Flodden Road	Sunderland South	Permitted – under construction	Gleeson Homes Ltd	11/01794/FUL	25/10/2012	285
328	Hetton Downs Phase 2	Coalfield	Permitted – under construction	Gleeson Homes Ltd	17/02178/FU4	18/04/2019	101

NPPF Annex 2 Deliverability Criteria	Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
a	243	35	7	0	0	0	0
a	0	26	35	35	5	0	0

[REDACTED]

From: [REDACTED]
Sent: 08 January 2020 16:26
To: [REDACTED]
Subject: RE: 328 -Hetton Downs - Land at Downs Lane

Hi Joanne – yes that plan is correct.

Regards

Chris

Chris [REDACTED]



[REDACTED]

www.gleeson-homes.co.uk

From: [REDACTED]
Sent: 08 January 2020 16:03
To: [REDACTED]
Subject: RE: 328 -Hetton Downs - Land at Downs Lane

Thanks for this Chris,

Can I just check the site boundary for the land at Fordfield Road, is it as the attached plan ?

Regards

Joanne

Joanne [REDACTED]

[REDACTED]
Strategic Plans and Housing
Sunderland City Council

[REDACTED]

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From: [REDACTED]
Sent: 08 January 2020 15:29
To: [REDACTED]
Subject: RE: 328 -Hetton Downs - Land at Downs Lane

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Joanne,

I think the first thing to point out is that whilst we obtained planning for 112no. dwellings on Hetton, one parcel of land from the overall scheme was withdraw from the land sale, meaning the site we are constructing comprises 101no. dwellings instead. Our current forecasting for this site is as follows (our year works from July-June):

- 9 units 2019/20 (so July 19 to June 20 and so on)
- 30 units 2020/21
- 30 units 2021/22
- 30 units 2022/23
- 2 units 2023/24

In terms of the land at Fordfield Rd we have the remaining dwellings phased as follows our current forecasting for this site is as follows:

- 47 units 2019/20
- 26 units 2020/21

I trust the above is of assistance and if you have any further queries please let me know.

Regards

Chris

Chris [redacted]



www.gleeson-homes.co.uk

From: [redacted]

Sent: 08 January 2020 14:54

To: [redacted]

Subject: 328 -Hetton Downs - Land at Downs Lane

Hi Chris,

I am in the process of updating the SHLAA, in particular the five-year land element. We have the above site for 112 dwellings phased as follows:-

- 12 units 2019/20
- 30 units 2020/21
- 30 units 2021/22
- 30 units 2022/23
- 10 units 2023/24

Can you confirm if the number of completions per year and the timescales seem about right. (I believe the site is now under construction).

High Ford Estate (Land at Fordfield Rd) we have the remaining dwellings phased as follows, can you confirm if this seems about right.

- 33 units 2019/20
- 33 units 2020/21
- 33 units 2021/22
- 33 units 2022/23
- 32 units 2023/24

Regards

Joanne

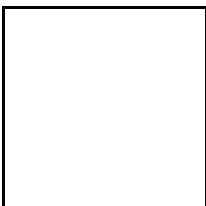
Joanne [redacted]

Strategic Plans and Housing
Sunderland City Council

www.sunderland.gov.uk

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Appendix 24 (16)
355 Rushford Phase 2, Ryhope

[REDACTED]

From: [REDACTED]
Sent: 30 June 2020 10:05
To: [REDACTED]
Subject: FW: Rushford Phase 2

Here you go Kathryn.

From: [REDACTED]
Sent: 16 June 2020 12:11
To: [REDACTED]
Subject: RE: Rushford Phase 2

Correct.

Regards,

Adam [REDACTED]
[REDACTED]

Persimmon Homes (Durham)
Persimmon House
Bowburn North Industrial Estate
County Durham
DH6 5PF

From: [REDACTED]
Sent: 16 June 2020 12:03
To: [REDACTED]
Subject: RE: Rushford Phase 2

Thanks Adam, so does that mean the build is complete on the remaining 4 units and they are ready to move in to ?

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

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From: [REDACTED]
Sent: 16 June 2020 11:57
To: [REDACTED]
Subject: RE: Rushford Phase 2

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Joanne,

We have 4no. units left to sell.

Regards,

Adam [REDACTED]

Persimmon Homes (Durham)
Persimmon House
Bowburn North Industrial Estate
County Durham
DH6 5PF

From: [REDACTED]

Sent: 16 June 2020 11:38

To: [REDACTED]

Subject: Rushford Phase 2

Hi Adam,

Just a quick question I hope you can answer.

Persimmon developed Rushford, Ryhope phase 2 I believe, can you tell me if you have it down as complete on your records or if you have any units outstanding ?

Regards

Joanne

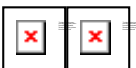
Joanne [REDACTED]

Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

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Appendix 24 (17)

356 Burdon Road/Hall Farm Road, land



From: [Redacted]
Sent: 12 June 2020 11:06
To: [Redacted]
Subject: RE: Sunderland Annual 5YLS Position Statement - Burdon Rise

From: [Redacted]
Sent: 10 June 2020 17:01
To: [Redacted]
Cc: [Redacted]
Subject: Sunderland Annual 5YLS Position Statement - Burdon Rise

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Clive,
 Further to our telephone conversation earlier please find below details of our current completions

to the end of March 2020 and projected annual completions at our Burdon Rise site:

SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Planngng Ref.	Decision Date	Total number of net units
356	Burdon Road/Hall Farm Road, land at	Sunderland South	Permitted – under construction	Bellway	13/00799/FUL	19/09/2018	109

NPPF Annex 2 Deliverability Criteria	Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
a	14	24	32	36	3	0	0

Should there be any queries regarding the above projections for the site please give me a call on [Redacted]
 Regards,

Richard [Redacted]

To view the steps we are taking to play our part in reducing the spread of the Coronavirus, please click [here](#).

[REDACTED]

From: [REDACTED]
Sent: 04 June 2020 07:52
To: [REDACTED]
Subject: FW: Annual Position Statement

Follow Up Flag: Follow up
Flag Status: Flagged

Cheryl
Another one for you.
Regards
Kathryn

From: [REDACTED]
Sent: 03 June 2020 22:38
To: [REDACTED]
Subject: RE: Annual Position Statement

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Kathryn,

Thanks for the email. We will review the details for our Burdon Rise site (land at Burdon Road/Hall Farm Road – Site Ref: 356) and get these back to you soon as I have confirmed details of revised projections.

We would note that the other site in the schedule, Rushford Phase 2 at Ryhope (Site Ref: 355), is not a Bellway Homes site. I think we shared Phase 1 with Persimmon with various applications around the turn of the millennium. However, Persimmon appear to have taken forward the second Phase on their own securing outline planning permission in 2014 for 150 dwellings and then two subsequent RM applications for 150 dwellings approved in May 2015 and January 2016. The last reserved matters date and quantum of development tie in with the information in the Council's schedule. However, having looked up the planning application ref: for site 355 in the Council's spreadsheet this brings up a Gleeson site at Hetton-le-Hole and so the application reference for Rushford Phase 2 might need reviewing for the SHLAA records.

Should there be any queries regarding the above please let me know.

Regards

Richard [REDACTED]
[REDACTED]
[REDACTED]

To view the steps we are taking to play our part in reducing the spread of the Coronavirus, please click [here](#).

Bellway Homes Limited (North East)

Bellway House
Kings Park
Kingsway North
Gateshead
Tyne and Wear
NE11 0JH

www.bellway.co.uk



Bellway is proud to be supporting Cancer Research UK as their charity of the year.

From: [REDACTED]
Sent: 03 June 2020 16:20
To: [REDACTED]
Subject: Annual Position Statement

This message originated outside of Bellway. Please exercise caution with attachments or hyperlinks.
Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
[REDACTED]

Appendix 24 (18)
367 Coaley Lane, Land south of

[Redacted]

From: [Redacted]
Sent: 12 June 2020 09:44
To: [Redacted]
Subject: FW: Annual Position Statement
Attachments: Gentoo Homes Schedule 09.06.20.xlsx

From: [Redacted]
Sent: 09 June 2020 14:57
To: [Redacted]
Subject: RE: Annual Position Statement

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Dear Gary,

Further to your e-mail below, please find attached an updated spread sheet showing projections for Gentoo Homes (private sales) sites.

[Redacted] will be responding in relation to the remaining Gentoo Group sites.

Kind regards,
Jane

Jane [Redacted]

gentoo homes

[Redacted]



SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Plannng Ref.	Decision Date	Total number of net units
56	High Usworth School, Well Bank road	Washington	Permitted-under construction	Gentoo Homes (Private Arm)	16/02266/FU4	14/06/2017	56
107	Phases 1-6, Chester Road	Sunderland South	Permitted – under construction	Gentoo Homes (Private Arm)	18/00255/FU4	28/06/2019	500
112	Site of former Broomhill Estate.	Coalfield	Permitted – under construction	Gentoo Homes (Private Arm)	12/03140/FUL	19/12/2013	128
367	Coaley Lane, Land south of	Coalfield	Permitted – under construction	Gentoo Homes (Private Arm)	13/00799/FUL	15/02/2018	128
504	Doxford Park Phase 6	Sunderland South	Permitted – under construction	Gentoo Homes (Private Arm)	18/00438/FUL	13/06/2019	100
505	Doxford Park Phase 5	Sunderland South	Permitted – under construction	Gentoo Homes (Private Arm)	13/01337/FUL	05/03/2014	155
197	Land to the east of former Broomhill Estate	Coalfield	Permitted – not started	Gentoo Homes (Private Arm)	18/00075/FUL	05/11/2019	99

NPPF Annex 2 Deliverability Criteria	Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
a	29	27	0	0	0	0	0
a	0	0	28	28	28	28	388
a	87	30	11	0	0	0	0
a	15	20	26	26	26	15	0
a	0	10	30	30	30	0	0
a	155	0	0	0	0	0	0
a	0	0	9	30	30	30	0

From: [REDACTED]

Sent: 03 June 2020 16:25

To: [REDACTED]

Subject: Annual Position Statement

This email has been sent from OUTSIDE of Gentoo. If you have any concerns (unknown sender, unusual subject, suspicious link or if something just feels wrong) do not click on links or open attachments. Contact the IT Service Desk if you are unsure.

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

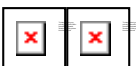
Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]

Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN

www.sunderland.gov.uk



Appendix 24 (19)

417 Heritage Green- Rear of Bee Hive Pub,
Coaley Lane

[REDACTED]

From: [REDACTED]
Sent: 16 July 2020 11:48
To: [REDACTED]
Subject: FW: APS

Hi Kathryn,

Additional information to go with Appendix 24 and to be redacted. As it refers to 4 different sites it will need to go in 4 times, I have put in red below the site reference number.

Thanks

Joanne

From: [REDACTED]
Sent: 16 July 2020 09:29
To: [REDACTED]
Subject: RE: APS

Joanne,

To confirm amendments Persimmon Homes are comfortable making to our APS submission;

- 138 -North Road, Hetton - +5 unit increase to year 2021/22 to 35
- 417- Newbottle - +4 unit increase to 2020/21 to 23
- 426A- Willow Farm - +5 unit increase to 2022/23 to 30
- 330A- Philadelphia - +4 unit increase to 2020/21 to 9 to reflect separate 4 unit Affordable application by 3rd party.

Regards,

Adam [REDACTED]
[REDACTED]

Persimmon Homes (Durham)
Persimmon House
Bowburn North Industrial Estate
County Durham
DH6 5PF

From: [REDACTED]
Sent: 15 July 2020 19:21
To: [REDACTED]
Subject: RE: APS

Thanks Adam, I will call you about 9.

From: [REDACTED]
Sent: 15 July 2020 19:20
To: [REDACTED]
Subject: Re: APS

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Joanne,

Yes no problem. I'm back in the office now so best number to get me on will be [REDACTED]

Regards

Adam [REDACTED]

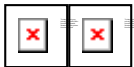
From: [REDACTED]
Sent: Wednesday, July 15, 2020 6:40:33 PM
To: [REDACTED]
Subject: APS

Hi Adam,

Are you oaky for a quick 5 min call tomorrow morning about 9am just regarding APS?

Regards

Joanne



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[REDACTED]

From: [REDACTED]
Sent: 09 June 2020 10:23
To: [REDACTED]
Subject: [REDACTED] W: Annual Position Statement
Attachments: Persimmon Adjusted Trajectory 08.06.2020.xlsx

FYI

From: [REDACTED]
Sent: 09 June 2020 09:11
To: [REDACTED]
Subject: RE: Annual Position Statement

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Kathryn,

Please find attached adjusted trajectories for the Persimmon sites.

As we discussed on the videocall its really difficult to gauge accurately the effects of Covid-19 both in the short and longer term. As an example I looked at the sales rate at both Coaley Lane, Newbottle and North Road, Hetton over the last 12 months and compared sales rates since lockdown against the average rate for those months lockdown was not in place. Sales rates dropped 10% on Newbottle and 85% on the Hetton which is likely the bottom end and higher end of impacts.

That being said I sought advice from our group planning director who has a wider handle on the effect covid has had so far nationally and he has advised we think there will be a 30% drop in output this year as a result.

I have adjusted the trajectory to reflect this and also taken a more cautious approach to delivery rates in years 2-5 as a reflection of the uncertainty of economic health, job losses, mortgage availability etc. once things start to begin to return to normal.

Unfortunately there is no hard evidence to back up these changes other than a best estimation at this stage and market sentiments longer term. I have tried to remain positive on output as much as I can but clearly some consideration must be given to the current uncertainty.

Regards,

Adam [REDACTED]

Persimmon Homes (Durham)
Persimmon House
Bowburn North Industrial Estate
County Durham
DH6 5PF

From: [REDACTED]
Sent: 03 June 2020 16:31
To: [REDACTED]
Subject: Annual Position Statement

SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Planngg Ref.	Decision Date	Total number of net units	NPPF Annex 2 Deliverability Criteria
138	Land at North Road	Coalfield	Permitted – under construction	Persimmon	17/00806/REM	02/02/2018	300	a
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Coalfield	Permitted – under construction	Persimmon	15/00815/HYB	14/03/2016	288	a
342	Land at Mill Hill, Silksworth Road	Sunderland South	Permitted – not started	Persimmon	18/01877/REM	15/11/2019	250	a
426A	Willow Farm land to south, Ryhope (North)	Sunderland South	Permitted (Outline) – Not started	Persimmon	16/01502/OU4	22/12/2017	450	b
194	Land at Lambton Lane	Coalfield	Application pending	Persimmon	17/00589/FUL		252	b
330A	Philadelphia Complex	Coalfield	Permitted (Outline) – Not started	Persimmon	14/00538/HYB (Hybrid) 17/02246/REM 19/00804/REM (Pending)	10/06/2016 (Hybrid) 17/02246/REM (21/2/18 - 13 aff hsg units)	465	b

Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period	
29	28	30	40	40	40	71	30% reduction last years completions for 2020/21. Easing back to pre-Covid delivery levels 2022/23
145	19	23	26	26	26	11	30% reduction last years completions for 2020/21. Easing back to pre-Covid delivery levels 2022/23
0	5	15	30	30	30	140	Slight reduction in expected completions 2020/21 due to delays caused by covid restrictions. As new site effect of no show home in combination with Covid with exacerbate effect on sales. Returning to normal delivery levels 2022/23
0	0	5	25	50	50	320	Site commencement brought forward to 2021/22 to reflect RM now being submitted. Slightly more cautious approach to rates thereafter to reflect uncertainty in where market will be post Covid.
0	0	15	30	30	30	132	Slightly more cautious opening year. Delivery levels returning to pre-covid levels 2022/23
4	5	20	40	40	40	320	2020/21 completions reduced to reflect delays in planning and expected delays caused by other contractual conditions. Delivery rates returning to pre-Covid levels 2022/23 however slightly reduced to reflect uncertainty in where the market will be post Covid.

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

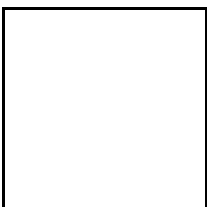
For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
[REDACTED]
[REDACTED]



Appendix 24 (20)

454 Teal Farm North

[Redacted]

From: [Redacted]
Sent: 12 June 2020 10:44
To: [Redacted]
Subject: FW: *EXTERNAL: FW: Annual Position Statement
Attachments: Elba Park Projection June 2020.xlsx; Cherry Knowle Projection June 2020.xlsx; Teal Park Projection June 2020.xlsx; Stonecellar Road Projection June 2020.xlsx

From: [Redacted]
Sent: 12 June 2020 10:16
To: [Redacted]
Cc: [Redacted]
Subject: FW: *EXTERNAL: FW: Annual Position Statement

From: [Redacted]
Sent: 11 June 2020 13:46
To: [Redacted]
Subject: FW: *EXTERNAL: FW: Annual Position Statement

Louise [Redacted]
[Redacted]

Sunderland City Council
Civic Centre
Burdon Road
Sunderland
SR2 7DN

[Redacted]

From: [Redacted]
Sent: 11 June 2020 13:45
To: [Redacted]
Cc: [Redacted] ent

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Hi Kathryn – please find updated trajectories attached.

Louise – as we discussed, SCC’s current pre-application position at Stonecellar Road is that an application would be refused. Obviously BDW want to bring the site forward as quickly as possible but the negative pre-app response is based on a scheme which we consider to be acceptable and it appears we have currently reached a stalemate based on different interpretations of wording in the allocation and its role in decision making. Based on this I don’t consider there to be clear evidence that the site will be deliverable within the next 5 years so I’ve removed units from the site’s trajectory.

As agreed if you could add me to the policy mailing list it would be much appreciated.

Regards

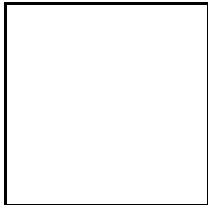
Dominic [Redacted]

[Redacted]



P Please don't print this e-mail unless you really need to

From: [Redacted]
Sent: 11 June 2020 12:39
To: [Redacted]
Cc: [Redacted]



EXTERNAL EMAIL WARNING

Please do not click on LINKS or ATTACHMENTS where you are unsure of its origin. In such cases delete the email.

Hi Dominic
Louise asked me to forward the e-mail I sent to Amy and Neil last week, please see attached and below.
Kind regards
Kathryn

From: [Redacted]
Sent: 03 June 2020 16:42
To: [Redacted]
Subject: Annual Position Statement

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

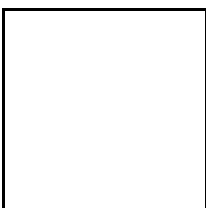
For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

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Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
[REDACTED]
www.sunderland.gov.uk



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SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Plannng Ref.	Decision Date	Total number of net units	NPPF Annex 2 Deliverability Criteria
454	TeaL Farm North	Washington	Permitted – under construction	Barratt & Hellens	12/00333/FUL	15/10/2013	566	a

Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
529	28	9	0	0	0	0

Appendix 24 (21)
468 Land north of Blackthorn Way,
Sedgeleitch Industrial Estate

[Redacted]

From: [Redacted]
Sent: 04 June 2020 07:51
To: [Redacted]
Subject: FW: Annual Position Statement
Attachments: 3Jun20 Keepmoat completions Sedgelych.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

[Redacted]

[Redacted]

Sent: 03 June 2020 18:54
To: [Redacted]
Subject: RE: Annual Position Statement

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Gary

Please see attached a revised forecast showing the impact of the lock down. What I cannot factor into the figures is any post lock down impact on housing market demand. That is the big unknown for us at the present and no allowance has been made in the numbers attached for any down turn.

Regards Ian

Ian [Redacted]



Keepmoat is a trading name of the Keepmoat group of companies. This email is issued by a Keepmoat group company. The Keepmoat group companies include, among others Keepmoat Limited (company number 1998780) and Keepmoat Homes Limited (company number 2207338); which have their registered offices at The Waterfront, Lakeside Boulevard, Doncaster DN4 5PL. All of these companies are registered in England and Wales.

SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Planng Ref.	Decision Date	Total number of net units	NPPF Annex 2 Deliverability Criteria
468	Land north of Blackthorn Way, Sedgelech Industrial Estate	Coalfield	Permitted – under construction	Keepmoat	16/01687/OUT 19/00963/FUL	09/07/2018 30/10/2019	138	a

Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
0	43	68	27	0	0	0
Revised Figures	30	68	40			

From: [REDACTED]

Sent: 03 June 2020 16:29

To: [REDACTED]

Subject: Annual Position Statement

External Sender: This message originated outside of Keepmoat Homes. Please treat attachments and links with caution.

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

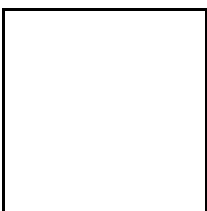
For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

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Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN
[REDACTED]



[REDACTED]

From: Helen [REDACTED]
Sent: 06 January 2020 18:19
To: Joanne [REDACTED]
Cc: Neil Davies
Subject: FW: Land north of Blackthorn Way, Sedgely Industrial Estate (468)

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Hi Joanne
Hope all is well with you.
I can provide the following update in relation to our 138 unit site off Blackthorn Way:
This site was released by landowner Homes England under their Accelerated Construction initiative. Consequently there is a requirement for us to deliver at a much faster pace than is typically the case. We completed a building lease with Homes England at the end of October 2019 and works started the first week of November. The forecast completions per financial year are as follows:
FY20/21 43 units
FY21/22 68 units
FY22/23 27 units
Hope this helps. Let me know if you need anything else.
Regards
Helen



Keepmoat is a trading name of the Keepmoat group of companies. This email is issued by a Keepmoat group company. The Keepmoat group companies include, among others Keepmoat Limited (company number 1998780) and Keepmoat Homes Limited (company number 2207338); which have their registered offices at The Waterfront, Lakeside Boulevard, Doncaster DN4 5PL. All of these companies are registered in England and Wales.

From: Neil [REDACTED]
Sent: 06 January 2020 17:15
To: Helen [REDACTED]
Subject: FW: Land north of Blackthorn Way, Sedgely Industrial Estate (468)
Helen,
Are you able to offer a reply?
Regards Neil



From: Joanne [REDACTED]

Sent: 06 January 2020 16:25

To: Neil [REDACTED]

Subject: Land north of Blackthorn Way, Sedgely Industrial Estate (468)

Hi Neil,

I am looking at the Council's five-year land supply, (of which the above site forms part of due to it having planning approval) and updating records with regards deliverability of sites and their progress.

If possible could you advise me on the progress of the site.

We currently have it phased for **30 units complete in 21/22, 30 in 22/23, 30 in 23/24, 30 in 24/25 and 18 in 25/26.**

Could you confirm if this is in line with your delivery programme? and what works have taken place to progress the development and to meet these timescales.

Regards

Joanne

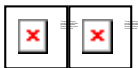
Joanne [REDACTED]

[REDACTED]
Strategic Plans and Housing
Sunderland City Council

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>



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Appendix 24 (22)

504 Doxford Park Phase 6

[Redacted]

From: [Redacted]
Sent: 12 June 2020 09:44
To: [Redacted]
Subject: FW: Annual Position Statement
Attachments: Gentoo Homes Schedule 09.06.20.xlsx

From: [Redacted]
Sent: 09 June 2020 14:57
To: [Redacted]
Subject: RE: Annual Position Statement

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Dear Gary,

Further to your e-mail below, please find attached an updated spread sheet showing projections for Gentoo Homes (private sales) sites.

[Redacted] will be responding in relation to the remaining Gentoo Group sites.

Kind regards,
Jane

Jane [Redacted]

gentoohomes

[Redacted]



SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Planngng Ref.	Decision Date	Total number of net units
56	High Usworth School, Well Bank road	Washington	Permitted-under construction	Gentoo Homes (Private Arm)	16/02266/FU4	14/06/2017	56
107	Phases 1-6, Chester Road	Sunderland South	Permitted – under construction	Gentoo Homes (Private Arm)	18/00255/FU4	28/06/2019	500
112	Site of former Broomhill Estate.	Coalfield	Permitted – under construction	Gentoo Homes (Private Arm)	12/03140/FUL	19/12/2013	128
367	Coaley Lane, Land south of	Coalfield	Permitted – under construction	Gentoo Homes (Private Arm)	13/00799/FUL	15/02/2018	128
504	Doxford Park Phase 6	Sunderland South	Permitted – under construction	Gentoo Homes (Private Arm)	18/00438/FUL	13/06/2019	100
505	Doxford Park Phase 5	Sunderland South	Permitted – under construction	Gentoo Homes (Private Arm)	13/01337/FUL	05/03/2014	155
197	Land to the east of former Broomhill Estate	Coalfield	Permitted – not started	Gentoo Homes (Private Arm)	18/00075/FUL	05/11/2019	99

NPPF Annex 2 Deliverability Criteria	Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
a	29	27	0	0	0	0	0
a	0	0	28	28	28	28	388
a	87	30	11	0	0	0	0
a	15	20	26	26	26	15	0
a	0	10	30	30	30	0	0
a	155	0	0	0	0	0	0
a	0	0	9	30	30	30	0

From: [REDACTED]

Sent: 03 June 2020 16:25

To: [REDACTED]

Subject: Annual Position Statement

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Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

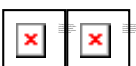
Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]

Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN

www.sunderland.gov.uk



Appendix 24 (23)

505 Doxford Park Phase 5

[Redacted]

From: [Redacted]
Sent: 12 June 2020 09:44
To: [Redacted]
Subject: FW: Annual Position Statement
Attachments: Gentoo Homes Schedule 09.06.20.xlsx

From: [Redacted]
Sent: 09 June 2020 14:57
To: [Redacted]
Subject: RE: Annual Position Statement

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Dear Gary,

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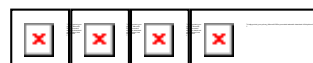
[Redacted] will be responding in relation to the remaining Gentoo Group sites.

Kind regards,
Jane

Jane [Redacted]

gentoo homes

[Redacted]



SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Planngng Ref.	Decision Date	Total number of net units
56	High Usworth School, Well Bank road	Washington	Permitted-under construction	Gentoo Homes (Private Arm)	16/02266/FU4	14/06/2017	56
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367	Coaley Lane, Land south of	Coalfield	Permitted – under construction	Gentoo Homes (Private Arm)	13/00799/FUL	15/02/2018	128
504	Doxford Park Phase 6	Sunderland South	Permitted – under construction	Gentoo Homes (Private Arm)	18/00438/FUL	13/06/2019	100
505	Doxford Park Phase 5	Sunderland South	Permitted – under construction	Gentoo Homes (Private Arm)	13/01337/FUL	05/03/2014	155
197	Land to the east of former Broomhill Estate	Coalfield	Permitted – not started	Gentoo Homes (Private Arm)	18/00075/FUL	05/11/2019	99

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a	0	0	28	28	28	28	388
a	87	30	11	0	0	0	0
a	15	20	26	26	26	15	0
a	0	10	30	30	30	0	0
a	155	0	0	0	0	0	0
a	0	0	9	30	30	30	0

From: [REDACTED]

Sent: 03 June 2020 16:25

To: [REDACTED]

Subject: Annual Position Statement

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Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

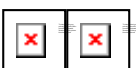
Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]

Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN

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Appendix 24 (24)

531 Council Yard, North St, Silksworth

[REDACTED]

From: [REDACTED]
Sent: 09 June 2020 19:39
To: [REDACTED]
Subject: RE: Council Yard, North Street, Silksworth -11/01908/FUL

Thanks Tony.

Regards

Joanne

From: [REDACTED]
Sent: 09 June 2020 17:21
To: [REDACTED]
Subject: Re: Council Yard, North Street, Silksworth -11/01908/FUL

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Hi Joanne

I haven't been on this site for over 6 months but would expect it to be finished now.

cheers

Tony

On Monday, June 8, 2020, 3:32:46 PM GMT+1 [REDACTED] wrote:

Hi Tony,

Hope your keeping well.

I think I may have asked you this before but for some reason I didn't save the e-mail.

The above site at Silksworth do you know if it is all complete ? or if not when it is anticipated to be complete ?

Regards

Joanne

Joanne [REDACTED]

[REDACTED]

Strategic Plans and Housing

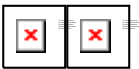
Sunderland City Council

[REDACTED]

www.sunderland.gov.uk

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Appendix 24 (25)
570 Land at Station Rd, Penshaw

[REDACTED]

From: [REDACTED]
Sent: 09 June 2020 19:39
To: [REDACTED]
Subject: RE: Cox Green Road Penshaw

Hi Paul,

Many thanks for your help with this.

Regards

Joanne

From: [REDACTED]
Sent: 09 June 2020 16:51
To: [REDACTED]
Subject: Cox Green Road Penshaw

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Hi Joanne,

Re your email to [REDACTED] :-

The developer is W and D Christie

The site is under construction - I assume completion will be dependent on house sales (we have no remit on site so I'm unsure where they are with sales)

I presume progress has been hampered with Covid 19 – all of our other sites have been affected (lack of labour, materials, no sales viewings etc)

Hope this helps but if there is any thing else just let me know.

Kind Regards

Paul [REDACTED]



Appendix 24 (26)

693 Former Cheadle Centre, Caithness Road,
Hylton

[Redacted]

From: [Redacted]
Sent: 10 June 2020 09:41
To: [Redacted]
Cc: [Redacted]
Subject: FW: Annual Position Statement
Attachments: SCC Completions Forecast Karbon Homes (002) June 2020.xlsx

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Hi Cheryl,

Please see revised forecast figures on the attached spreadsheet.

Regards

Claire [Redacted]
[Redacted]

[Redacted]

[Redacted]

From: [Redacted]
Sent: 03 June 2020 16:27
To: [Redacted]
Subject: Annual Position Statement

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Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

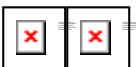
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Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN
[REDACTED]
www.sunderland.gov.uk



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SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Plannng Ref.	Decision Date	Total number of net units
087	Former Dubmire Primary School, Britannia Terrace	Coalfield	Permitted – under construction	Karbon Homes	18/02002/FU4	02/04/2019	17
693	Former Cheadle Centre, Caithness Road, Hylton	Sunderland North	Permitted – under construction	Karbon Homes	17/02446/FU4	03/07/2018	19
563	Hylton Skills Campus, North Hylton Road	Sunderland North	Permitted not started	Karbon Homes	19/01427/FU4	20/02/2020	105

NPPF Annex 2 Deliverability Criteria	Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
a	0	17	0	0	0	0	0
a	0	19	0	0	0	0	0
a	0	0	54	51	0	0	0

Appendix 24 (27)

724 Former Sunderland High School

[REDACTED]

From: [REDACTED]
Sent: 08 June 2020 15:15
To: [REDACTED]
Subject: 724- Former Sunderland High School- 17/01761/FUL

Hi Georgina,

I wonder if you could assist, I am updating the council's five-year land supply and the above site which has planning consent for 57 units (and I believe is under construction by Your Life Management Services Ltd), is within that supply.

Could you advise when you anticipate this development is due to be complete ?

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

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McCarthy & Stone
COMING SOON
0800 919132
www.gilgen.co.uk

Appendix 24 (28)

726 9- 12 Summerhill

[Redacted]

From: [Redacted]
Sent: 09 June 2020 11:34
To: [Redacted]
Subject: Annual Position Statement
Attachments: Copy of Engie on behalf of Bernicia southwick amended.xlsx; Copy of Bernicia amended summerhill.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

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Morning Cheryl,

Couple of changes – bringing numbers forward.

Regards
Jeff

Jeff [Redacted]
[Redacted]



[Redacted]

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SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Planng Ref.	Decision Date	Total number of net units
726	9 - 12 Summerhill	Sunderland South	Permitted – under construction	Bernicia	18/01849/FUL	05/03/2019	6

NPPF Annex 2 Deliverability Criteria	Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
0	0	6	0	0	0	0	0

Appendix 24 (29)
729 Sunderland Church High School,
Mowbray Road

From: [REDACTED]
Sent: 08 June 2020 15:31
To: [REDACTED]
Subject: RE: 729 -Sunderland Church High School -18/00485/FDC
Importance: High

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Hi Joanne,

Yes thanks, you too.

I understand it should be completed by Christmas this year now.

Kind regards,

Clinton [REDACTED]

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Winners of the Housing Excellence Awards - Best New Affordable Housing Scheme 2013
Winners of the Construction Excellence North East Award - Innovation 2013
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Winners of the regional Journal North East Business awards - Corporate Responsibility and Environment Award 2009
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WWW.FITZARCHITECTS.CO.UK
REGISTRATION NUMBER: 6130829 ENGLAND REGISTERED ADDRESS: BEDE HOUSE, 3 BELMONT BUSINESS PARK, DURHAM, DH1 1TW

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From: [REDACTED]
Sent: 08 June 2020 15:26
To: [REDACTED]
Subject: 729 -Sunderland Church High School -18/00485/FDC

Hi Clinton,

Hope your keeping well. Quick question on the above site and the planning application.
Do you know when this is scheduled for completion ? (I believe it is currently under construction).

Regards

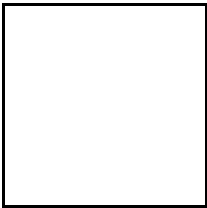
Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

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ST CUTHBERT'S HALL

1887

1887

1887

Appendix 24 (30)

734 Beach View Guest House, 15 Roker
Terrace

[Redacted]

From: [Redacted]
Sent: 09 June 2020 19:40
To: [Redacted]
Subject: RE: Beach View Guest House, 15 Roker terrace

Thanks for letting me know Graeme.

Regards

Joanne

From: [Redacted]
Sent: 09 June 2020 17:32
To: [Redacted]

Hi sorry i am not involved with this project on site.

Regards

Graeme [Redacted]
[Redacted]

[Redacted]

[Redacted]

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From: [REDACTED]
Sent: 09 June 2020 13:34
To: [REDACTED]
Subject: RE: Beach View Guest House, 15 Roker terrace

Hi Graeme,

This development was anticipated completion summer 2020. Do you know if it has been delayed by COVID-19 ?
Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

From: [REDACTED]
Sent: 07 January 2020 12:44
To: [REDACTED]
Subject: RE: Beach View Guest House, 15 Roker terrace

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They are on site now and should be completed by summer.

Regards

Graeme [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

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From: [redacted]
Sent: 07 January 2020 10:39
To: [redacted]
Subject: Beach View Guest House, 15 Roker terrace

Hi Graeme,

I am currently updating the council's five-year land supply, of which this site falls within due to it having planning permission in place. Can you advise of your clients delivery programme for the scheme, who is going to be delivering the development and intended timescale for completion. Could you also advise what works have been undertaken to date (if any).

Regards

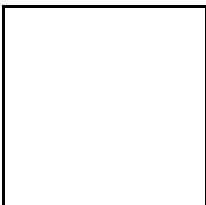
Joanne

Joanne [redacted]
[redacted]
Strategic Plans and Housing
Sunderland City Council
[redacted]

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Appendix 24 (31)
737 6-10 Stockton Road

[REDACTED]

From: [REDACTED]
Sent: 11 June 2020 09:19
To: [REDACTED]
Subject: FW: Sunderland Five Year Land Supply - 6-10 Stockton Road

Hi Kathryn

Please see below for records,

Kind regards,

Jamie

From: [REDACTED]
Sent: 11 June 2020 09:08
To: [REDACTED]
Subject: FW: Sunderland Five Year Land Supply - 6-10 Stockton Road

From: [REDACTED]
Sent: 10 June 2020 17:36
To: [REDACTED]
Subject: Re: Sunderland Five Year Land Supply - 6-10 Stockton Road

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Hi Jamie

Work is well under way and expect to have 4 ready in September and the last 2 by the end of the year.

cheers

Tony

On Wednesday, June 10, 2020, 4:58:00 PM GMT+1, [REDACTED] wrote:

Sunderland Five Year Land Supply - Site - 6-10 Stockton Road

Dear Tony,

The Council are currently updating its Five Year Land Supply. This document sets out homes anticipated to be delivered over the next five years. I understand you have interest in an approval on Stockton Road (19/01234/PCJ). Could you up date me in relation to the likely delivery of the development? If you could let me know when you are likely to complete the development that would be most helpful.

Kind regards,

Jamie

Jamie [REDACTED]

[REDACTED]

Planning and Regeneration

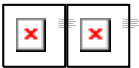
Sunderland City Council

Room 2.66, Civic Centre

Sunderland, SR2 7DN

[REDACTED]

www.sunderland.gov.uk



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[REDACTED]

From: [REDACTED]
Sent: 08 January 2020 09:10
To: [REDACTED]
Subject: RE: 6-10 Stockton Road

Many thanks Tony.

Regards

Joanne

Joanne [REDACTED]
[REDACTED] Policy Officer
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

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From: [REDACTED]
Sent: 07 January 2020 18:45
To: [REDACTED]
Subject: Re: 6-10 Stockton Road

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Hi Joanne

Work has commenced and I would expect the 6 flats to be complete by the end of August

cheers

Tony

On Tuesday, January 7, 2020, 01:33:14 PM GMT, [REDACTED] wrote:

Hi Tony,

I am updating the council's five-year land supply and as the above site has planning permission it is currently included within that. However, we have to ensure that the site is deliverable within the next five years. As such could you provide any more information with regards anticipated timescales, any developer on board and what work has been started to date (if any).

Regards

Joanne

Joanne [REDACTED]

[REDACTED]

Strategic Plans and Housing

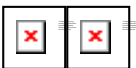
Sunderland City [REDACTED]

Tel: (0191) 561 2432

www.sunderland.gov.uk

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Appendix 24 (32)

563 Hylton Skills Campus, North Hylton Road

[Redacted]

From: [Redacted]
Sent: 10 June 2020 09:41
To: [Redacted]
Subject: FW: Annual Position Statement
Attachments: SCC Completions Forecast Karbon Homes (002) June 2020.xlsx

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Hi Cheryl,

Please see revised forecast figures on the attached spreadsheet.

Regards

Claire [Redacted]

Karbon Homes

[Redacted]

[Redacted]

From: [Redacted]
Sent: 03 June 2020 16:27
To: [Redacted]
Subject: Annual Position Statement

EXTERNAL EMAIL:
This email originated outside of Karbon Homes.
DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

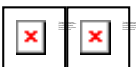
For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
[REDACTED]
www.sunderland.gov.uk



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SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Plannng Ref.	Decision Date	Total number of net units
087	Former Dubmire Primary School, Britannia Terrace	Coalfield	Permitted – under construction	Karbon Homes	18/02002/FU4	02/04/2019	17
693	Former Cheadle Centre, Caithness Road, Hylton	Sunderland North	Permitted – under construction	Karbon Homes	17/02446/FU4	03/07/2018	19
563	Hylton Skills Campus, North Hylton Road	Sunderland North	Permitted not started	Karbon Homes	19/01427/FU4	20/02/2020	105

NPPF Annex 2 Deliverability Criteria	Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
a	0	17	0	0	0	0	0
a	0	19	0	0	0	0	0
a	0	0	54	51	0	0	0

[REDACTED]

From: [REDACTED]
Sent: 09 April 2020 07:57
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Former North Hylton College

Hi. Joanne.

We are onsite carrying out demolition. Which was programmed to be a 5 month job

If we get out of Coronavirus within that time the build will start as normal. And we should be complete within 2 year.

Is that ok.

Kind r

Lea

Sent from my iPhone

On 9 Apr 2020, at 07:01, [REDACTED]

EXTERNAL EMAIL:

This email originated outside of Karbon Homes.

DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Hi Lea,
Hope you are well and managing through this unusual time.
Just a quick question on the above site, due to the current situation do you anticipate your timescales being pushed back with delivery ?
Not sure what provisions have been put in place with HE for grant spending.

Regards

Joanne

Joanne [REDACTED]

[REDACTED]
Strategic Plans and Housing
Sunderland City Council

[REDACTED]
www.sunderland.gov.uk

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Find our new Housing Investment Prospectus at

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From: [REDACTED]
Sent: 17 December 2019 09:24

To: [REDACTED]

Subject: RE: Former North Hylton College

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Hi Joanne
I would estimate
30/ 20/21
60 21/22
15 22/23

We are building 30% of the site MMC and hop to start in jan 20.

Kind R

Lea

Lea

Karbon Homes

A Number Five, Gosforth Park Avenue, Gosforth Business Park, Newcastle upon Tyne, NE12 8EG

From:

Sent: 16 December 2019 14:53

To:

Subject: Former North Hylton College

Hi Lea,

I am in the process of updating the SHLAA and our five-year land supply and I am aware that your site at North Hylton is close to getting planning consent. Can I just check with you regarding timescales for delivery ?

We have it for first completions 2022/23 and at a rate of 30 units a year, is this still correct ? Do you have to have the site started/complete by a certain date for HE grant ?

Regards

Joanne

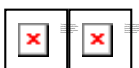
Joanne

Strategic Plans and Housing
Sunderland City Council

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[REDACTED]

From: [REDACTED]
Sent: 27 January 2020 12:53
To: [REDACTED]
Subject: FW: Former North Hylton College
Attachments: 563 - Hylton Skills Campus.docx

Hi Lea,

Following on from my previous e-mails regarding the above site, could I ask that you fill out and sign the attached pro-forma with regards the deliverability of the site (with particular emphasis on the site deliverability commentary box). I have filled out the SHLAA details from our previous discussions, but please feel free to adjust if necessary.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
[REDACTED]

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From: [REDACTED]
Sent: 17 December 2019 09:24
To: [REDACTED]
Subject: RE: Former North Hylton College

*****This message originates from outside your organisation. Do not provide login or password details. Do not click on links or attachments unless you are sure of their authenticity. If in doubt, email 'Ask.ICT@Sunderland.gov.uk' or call 561 5000 *****

Hi Joanne

I would estimate

30/ 20/21
60 21/22
15 22/23

We are building 30% of the site MMC and hop to start in jan 20.

Kind R

Appendix 24 (33)

695 Stanley Terrace, Chester Road, Shiney
Row

[REDACTED]

From: [REDACTED]
Sent: 08 June 2020 15:22
To: [REDACTED]
Subject: RE: Boulton Terrace/Stanley Terrace

Hi Joanne

We are expecting a September start on site for this one now, as we have had to re-tender on this and Albert Place (Washington). Both sites should have no more than a nine month build out, though may PC a little sooner.

Let me know if you need anything else.

Thanks
Amanda

From: [REDACTED]
Sent: 08 June 2020 15:09
To: [REDACTED]
Subject: RE: Boulton Terrace/Stanley Terrace

Thanks Amanda,

When do you anticipate starting this scheme and is everything ready to go ? or do you have outstanding issues to sort out ?

Regards

Joanne

Joanne [REDACTED]
Strategic Plans and Housing
[REDACTED]

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From: [REDACTED]
Sent: 08 June 2020 15:07
To: [REDACTED]
Subject: RE: Boulton Terrace/Stanley Terrace

Hi Joanne

Yes it is, and yes 5 2-bed bungalows.

Thanks

Amanda

From: [REDACTED]
Sent: 08 June 2020 15:06

To: [REDACTED]

Subject: Boulton Terrace/Stanley Terrace

Hi Martin/Amanda,

Stanley Terrace/Boulton terrace is one of your sites isn't it?

5 units ?

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

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Housing Site Delivery Consultation 2020-25

This consultation seeks to gather site delivery information about major housing development sites in Sunderland to enable the Council to accurately forecast the numbers of houses likely to be built over the next five years and beyond.

The National Planning Policy Framework (NPPF) is very clear that Local Planning Authorities must monitor the progress of development sites that have planning permission. It further states that Local Planning Authorities must compile a five-year housing supply annual position statement and that this should be done through engagement with developers and others who have an impact on delivery. Therefore, we are writing to you to request information in regard to housing delivery on sites linked to you or your organization.

What constitutes a deliverable site?

Annex 2 of the NPPF sets out the definition of a deliverable housing site as being one that is available now, offers a suitable location for development now and is achievable, with a realistic prospect that housing will be delivered on the site within five years. In particular:

1. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
2. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Evidence we require from you

In most instances the Council will be able to provide the evidence to justify or exclude a site from the five year supply. However, there are also circumstances where we rely on you or your organisation to provide additional information to help us assess housing delivery. Evidence we require may include;

1. Timescales for approval of reserved matters applications and discharge of conditions;
2. Confirmation of the developers building intentions and anticipated start and build-out rates;
3. Firm progress with site assessment work; and/or

4. Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large scale infrastructure funding or other similar projects.

The information collected will be used to inform the five year housing supply position and the housing supply position for the plan period. Your input will ensure accuracy in the Council's forecasting, ensuring a robust housing supply position that will be used as an evidence base to inform the preparation of development plan documents and be used in the determination of planning applications.

Please note that this process will be an annual exercise, therefore we will contact you in subsequent years to provide an update for a site.

Submitting your proforma

Please complete the attached proforma and provide all relevant information to assist the Council with forecasting housing delivery. Please complete a separate proforma for each site.

Please note that the Data Protection and Freedom of Information Declaration towards the rear of the proforma, **MUST** be filled in otherwise your proforma will not be accepted.

Please return via the following methods:

E-mail:



Or by Post: Strategic Plans Team, Sunderland City Council, Civic Centre, Sunderland SR2 7DN

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amanda [REDACTED]
Company	Sunderland City Council
Address	[REDACTED]
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Landowner, developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details		
Site Address	Stanley Terrace also known as Boult Terrace	Chester Road, Shiney Row
Planning Application no.	17/00866/LP3	
SHLAA Site Ref (if known)	695	
Number of remaining dwellings to build on site	5	

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	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	2033 and beyond
Market units															
Affordable Units			5												
Demolitions and or/conversion losses															
Site deliverability commentary	<p>The tender has gone out and we will be awarding a contractor. Start on site is expected June/July 2020 with pc April/May 2021.</p> <p>There are no owner issues or financial constraints that effect delivery. All costs have been accounted for and no legal constraints have been identified.</p> <p>As the site is being delivered by Sunderland City Council there is no need for marketing.</p>														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

DATA PROTECTION AND FREEDOM OF INFORMATION

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

This includes the information used in preparation and update of the Strategic Housing Land Availability (SHLAA), housing supply position statement, Housing Implementation Strategy and any other planning document reporting the Council's housing supply position. The purposes for collecting data are:

- To assist in the preparation of the strategic planning policy documents;
- To contact you regarding your responses given in your form (if required);
- For evaluation by an agreed Panel of representative from the housebuilding industry (if required) in line with the Sunderland Strategic Housing Land Availability Methodology; and
- To compile reports of responses for Sunderland City Council's decision making process.

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

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

Print Name	Amanda [REDACTED]	Date	13.03.2020
Signed	[REDACTED]		
[REDACTED] can not be accepted. Electronic signatures will be accepted.			

Appendix 24 (34)
711 Kidderminster Road

[Redacted]

From: [Redacted]
Sent: 12 June 2020 09:45
To: [Redacted]
Subject: FW: Annual Position Statement
Attachments: APS Workshop Minutes CM Comments.docx; Gentoo Group.xlsx

From: [Redacted]
Sent: 09 June 2020 16:35
To: [Redacted]
Subject: RE: Annual Position Statement

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Gary,

Following on from Jane's email below, please find attached the response on behalf of Gentoo Group. The changes sought on the spreadsheet are in red and we have undertaken track changes/comments on the minutes.

I trust this is clear, however if you require any clarification, please do not hesitate to contact me.

Kind regards,

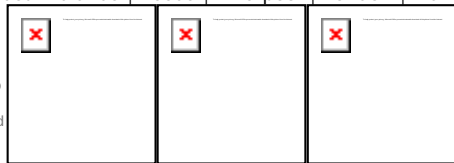
Chris

Chris [Redacted]

[Redacted]

[Redacted]
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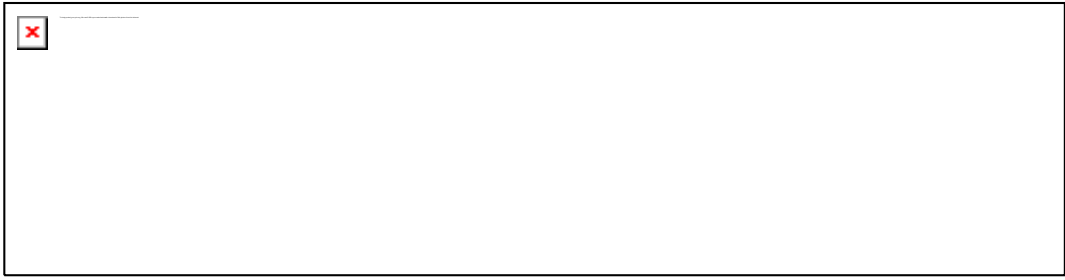
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*****IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19*****



From: [Redacted]

Sent: 09 June 2020 14:57

To: [Redacted]

Subject: RE: Annual Position Statement

Dear Gary,

Further to your e-mail below, please find attached an updated spread sheet showing projections for Gentoo Homes (private sales) sites.

Chris [Redacted] from Pegasus will be responding in relation to the remaining Gentoo Group sites.

Kind regards,
Jane

Jane [Redacted]

gentoohomes



From: [Redacted]

Sent: 03 June 2020 16:25

To: [Redacted]

Subject: Annual Position Statement

SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Plannng Ref.	Decision Date	Total number of net units	NPPF Annex 2 Deliverability Criteria
711	Kidderminster Road	Sunderland North	Permitted – Started on site.	Gentoo Group	19/00214/FUL	01/11/2019	56	a
732	Avenue Vivian And Rose Avenue	Coalfield	Permitted – Started on site.	Gentoo Group	19/00974/FUL	02/10/2019	49	a
079	Hylton Lane/Blaydon Ave, Hylton Lane	Sunderland North	Application pending	Gentoo Group	18/00527/FUL		71	b

Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period	Comments/Jusitfication
0	12	44	0	0	0	0	Slow down in delivery this year owing to Covid-19 restrictions, although anticipated that this will pick-up the following year and that site is still deliverable over the five year period
0	11	38	0	0	0	0	Original planning permission was for 44no. Units, layout amended to 43no. Units (20/00566/VAR), however a separate application is submitted for 6no. Extra dwellings, taking total up to 49no. New homes (20/00704/FUL). This year's delivery has been affected by Covid-19 restrictions, although this will be made up in year 2 and site is still deliverable within the 5 year period.
0	0	40	31	0	0	0	New application being prepared. Part of Gentoo's Affordalbe Home programme which envisages delivery od the site within five years. Given extant housing allocations, there is a clear prospect that this will happen

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Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

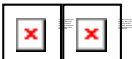
For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN
[REDACTED]
www.sunderland.gov.uk



Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Izzi [REDACTED]
Company	Gentoo Group
Address	[REDACTED]
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Landowner
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Kidderminster Road
Planning Application no.	19/00214/FUL
SHLAA Site Ref (if known)	711
Number of remaining dwellings to build on site	56

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be

useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	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	2033 and beyond
Market units		30	26												
Affordable Units															
Demolitions and or/conversion losses															
Site deliverability commentary	No clearance required Single owner No issues that may affect delivery No abnormal costs identified No legal constraints which may affect delivery														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

DATA PROTECTION AND FREEDOM OF INFORMATION


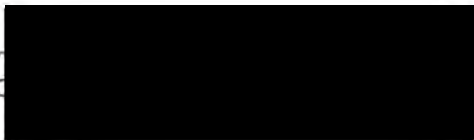
The personal information you provide on this form will be processed in accordance with the requirements of the Data Protection Act 2018. The information you provide will only be used for the purposes of updating the evidence base that supports the preparation of the Local Plan, as required by the Planning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

This includes the information used in preparation and update of the Strategic Housing Land Availability (SHLAA), housing supply position statement, Housing Implementation Strategy and any other planning document reporting the Council's housing supply position. The purposes for collecting data are:

- To assist in the preparation of the strategic planning policy documents;
- To contact you regarding your responses given in your form (if required);
- For evaluation by an agreed Panel of representative from the housebuilding industry (if required) in line with the Sunderland Strategic Housing Land Availability Methodology; and
- To compile reports of responses for Sunderland City Council's decision making process.

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

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

Print Name		Date	30/1/2020
Signed			
Please note forms that are not signed and dated can not be accepted. Electronic signatures will be accepted.			

Appendix 24 (35)

732 Avenue Vivian And Rose Avenue

[Redacted]

From: [Redacted]
Sent: 09 June 2020 16:55
To: [Redacted]
Subject: FW: Annual Position Statement
Attachments: APS Workshop Minutes CM Comments.docx; Gentoo Group.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Cheryl

Another one for the folder from Gentoo Group.

Thanks

Gary

From: [Redacted]
Sent: 09 June 2020 16:35
To: [Redacted]
[Redacted]
[Redacted]
Subject: RE: Annual Position Statement

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Gary,

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I trust this is clear, however if you require any clarification, please do not hesitate to contact me.

Kind regards,

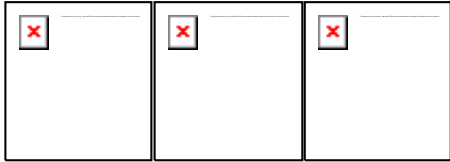
Chris

Chris [Redacted]
[Redacted]

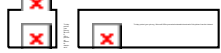
[Redacted]
[Redacted]
[Redacted]

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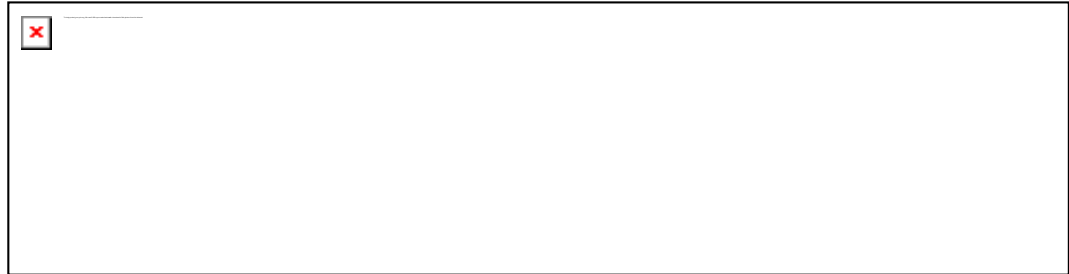


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www.pegasusgroup.co.uk

***** IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19 *****



From: [REDACTED]

Sent: 09 June 2020 14:57

To: [REDACTED]

Subject: RE: Annual Position Statement

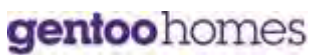
Dear Gary,

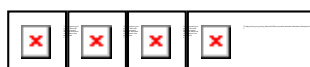
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Chris [REDACTED] from Pegasus will be responding in relation to the remaining Gentoo Group sites.

Kind regards,
Jane

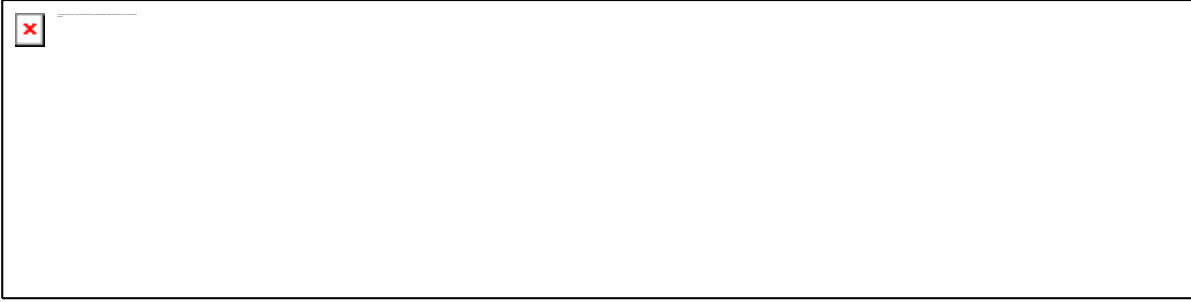
Jane [REDACTED]





SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Planng Ref.	Decision Date	Total number of net units	NPPF Annex 2 Deliverability Criteria
732	Avenue Vivian And Rose Avenue	Coalfield	Permitted – Started on site.	Gentoo Group	19/00974/FUL	02/10/2019	49	a

Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period	Comments/Jusitfication
0	11	38	0	0	0	0	Original planning permission was for 44no. Units, layout amended to 43no. Units (20/00566/VAR), however a separate application is submitted for 6no. Extra dwellings, taking total up to 49no. New homes (20/00704/FUL). This year's delivery has been affected by Covid-19 restrictions, although this will be made up in year 2 and site is still deliverable within the 5 year period.



From: [REDACTED]

Sent: 03 June 2020 16:25

To: [REDACTED]

Subject: Annual Position Statement

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Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]

www.sunderland.gov.uk

[REDACTED]

From: [REDACTED]
Sent: 01 June 2020 17:31
To: [REDACTED]
Subject: FW: 5 year land supply event

Hi everyone

One issue raised – dealing with over delivery (see below)

Cheryl

From: [REDACTED]
Sent: 01 June 2020 13:43
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 5 year land supply event

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Dear Cheryl,

Ahead of tomorrow's meeting, we set out our comments below on the 5YHLS information on behalf of Gentoo Group. This is separate to those sites which are being delivered by Gentoo Homes.

We understand that Emma [REDACTED] at Gentoo contacted your colleague in late April with an update on their sites and those which Gentoo wish to promote. In light of this we offer the following comments:

Comments on the Calculation of the Five Year Requirement

We agree that as the Council is seeking to fix its 5 year housing land supply position, the 10% buffer is appropriate. The annualised housing requirement of 745 dwellings per annum is also correct and reflects the housing requirement within the adopted CSDP.

However, given that the housing requirement in the CSDP is expressed as a minimum (to reflect the principles in paragraph 59 of the NPPF), we do not agree with netting off the overprovision of housing over the period 2015 – 2020 (273 dwellings), as the result of this is effectively to treat the annualised requirement as a cap or a ceiling. Whilst the overprovision over this period can be noted (and would indicate currently a good supply of deliverable housing land), using it to lessen the requirement in the next 5 years is inconsistent with the approach that housing requirement figures are minima and there is a need to 'significantly boost' the supply of new homes (as outlined in the NPPF).

We therefore consider the requirement should be:

- Annual housing requirement = 745 dwellings.
- Five year requirement = 3,725 dwellings.
- No undersupply to date (so no shortfall to address).
- Addition of 10% buffer – 372.5 dwellings (rounded up to 373 dwellings).
- Total 5 Year Requirement = 4,098 dwellings.

Gentoo Group Sites Contained in SCC Spreadsheet

The following sites are included within the Council's 5 year housing land supply assumptions. We provide commentary on these:

- Avenue Vivian and Rose Avenue (Site 732) – Application was originally for 44no. dwellings, this is being reduced to 43no. dwellings, although there is a separate planning application submitted for another 6no. dwellings (bringing the total to 49no. dwellings). It is envisaged that 11 units will be delivered by 2020/21 with the remaining (38no units) delivered in 2021/22.
- Hylton Lane/Blaydon Avenue (Site 079) – Delivery of this is anticipated to be earlier with 40 units delivered in 2021/22 and 31 units to be delivered in 2022/23. A revised planning application (for the same number of dwellings) is to be submitted shortly.
- Kidderminster Road (Site 711) – This revised delivery assumptions for this are 12no. units for 2020/21 and 44no. units for 2021/22.

Additional Sites to Consider

Gentoo's submission to the Council in April this year outlined a number of sites which they envisage will be deliverable within 5 years. It is worth noting in particular that there are a number of sites where planning applications are to be submitted shortly. These are:

- Eastbourne Square, Carley Hill (Site 243) – 24 dwellings.
- Cricklewood Road, Hylton Castle (Site 439) – 11 dwellings.
- Cragdale Gardens, Peat Carr (Site 440) – 86 dwellings.
- Prestbury Road, Sunderland (not currently in the SHLAA) – 10 dwellings.
- Willows Close, Washington (not currently in the SHLAA) – 13 dwellings.
- Keighley Ave, Downhill (not currently in the SHLAA) – 41 dwellings.
- Conishead Centre, Silksworth (not currently in the SHLAA) – 13 dwellings.

I trust these comments will be taken into account and we look forward to discussing them in more detail tomorrow.

Kind regards,

Chris

Chris

Pegasus Group

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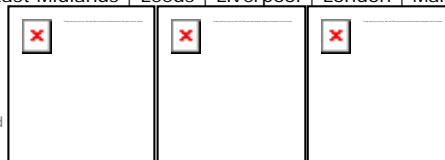
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***** IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19 *****

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Izzi [REDACTED]
Company	Gentoo Group
Address	Emperor House [REDACTED] [REDACTED]
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Landowner
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details		
Site Address	Avenue Vivian And Rose Avenue	
Planning Application no.	19/00974/FUL	
SHLAA Site Ref (if known)	732	
Number of remaining dwellings to build on site	44	

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable).

Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site’s deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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Tenure	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	2033 and beyond
Market units		30	14												
Affordable Units															
Demolitions and or/conversion losses															
Site deliverability commentary	No clearance required Single owner No issues that may affect delivery No abnormal costs identified No legal constraints which may affect delivery														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
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The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

DATA PROTECTION AND FREEDOM OF INFORMATION

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

Print Name	Izzi [REDACTED]	Date	30/01/2020
Signed	[REDACTED]		
Please note forms that are not signed and dated can not be accepted. Electronic signatures will be accepted.			

Appendix 24 (36)

733 The Inn Place, Knollside Close



From: [Redacted]
Sent: 06 January 2020 17:26
To: [Redacted] Place

Importance: High

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Hi Joanne,

No probs – they are looking at starting this project later this year (summer 2020). It will be delivered by the site owners themselves. The Inn Place Partnership.

Kind regards,



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A Royal Institute of British Architects Chartered Practice

- Winners of Local Authority Building Control 'Building Excellence' Awards - Best small commercial project 2018
- Winners of Local Authority Building Control 'Building Excellence' Awards - Best small housing development 2015
- Winners of the Construction Excellence National Awards - Innovation 2013
- Winners of the Local Authority Building Control Excellence Awards - Best Sustainable Project 2013
- Winners of the Housing Excellence Awards - Best New Affordable Housing Scheme 2013
- Winners of the Construction Excellence North East Award - Innovation 2013
- Winners of the Sunderland Portfolio Awards - Green Business Award 2012
- Winners of the Sunderland Local Building Control Excellence Award - Best Housing Development (11 plus units) 2011
- Winners of the regional Journal North East Business awards - Small Business Award 2009
- Winners of the regional Journal North East Business awards - Corporate Responsibility and Environment Award 2009
- Winners of Local Authority Building Control 'Built in quality' awards - Best access award 2008

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WWW.FITZARCHITECTS.CO.UK

REGISTRATION NUMBER: 6130829 ENGLAND REGISTERED ADDRESS: STEPHENSON HOUSE, DH5 9HW

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From: [Redacted]
Sent: 06 January 2020 17:24
To: [Redacted]
Subject: 733- The Inn Place

Hi Clinton,

Just chasing another scheme to demonstrate deliverability with it being within five-year land supply. The Inn Place at Doxford, do you have any idea of delivery programme ? and who will be delivering it ?

Regards

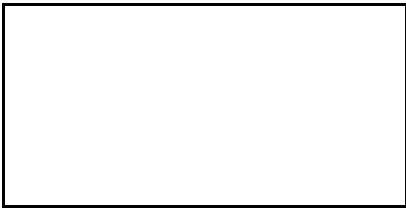
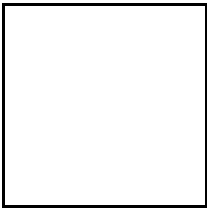
Joanne

Joanne [redacted]
[redacted]
Strategic Plans and Housing
Sunderland City [redacted]
[redacted]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>



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Appendix 24 (37)

735 1 Roker Terrace and Side House, St
Georges Terrace

[REDACTED]

From: [REDACTED]
Sent: 09 June 2020 19:44
To: [REDACTED]
Subject: RE: 1 Roker Terrace and Side House St George's Terrace

[REDACTED]

Has the building actually been converted into apartments yet ? or are you selling it in its current form ?

Regards

Joanne

From: [REDACTED]
Sent: 09 June 2020 18:04
To: [REDACTED]
Subject: Re: 1 Roker Terrace and Side House St George's Terrace

Hello Joanne

My email to you on the 15th January informing you that I was in negotiation to sell the above property but unfortunately the proposed buyer pulled out of the sale at exchange of contract stage and with the current closedown it has not been possible to market the property nevertheless I have contacted Alfred Pallas estate agent this week with a view to sell and I will endeavour to keep you informed of any developments.

Regards

[REDACTED] Johnson

On Tuesday, 9 June 2020, 14:44:17 BST, [REDACTED] wrote:

Hi [REDACTED]

Just a follow up e-mail from our e-mails in January.

Apologies if you have been in contact with Dave [REDACTED] he works in a different team so I haven't spoken with him on this recently.

Did you manage to get started on the site ? if so when are you expecting to be complete.

Regards

Joanne

Joanne [REDACTED]

[REDACTED]

Strategic Plans and Housing

Sunderland City Council

[REDACTED]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

From: [REDACTED]
Sent: 15 January 2020 14:27
To: [REDACTED]
Subject: Re: 1 Roker Terrace and Side House St George's Terrace

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Hello Joanne

Sorry I did not reply sooner but due to family problems its been a difficult time.I informed David [REDACTED] sometime ago that I was involved in negotiation with a building company to convert the above and I hope this matter will be concluded soon I will keep you updated.

Regards

[REDACTED] Johnson

On Tuesday, 7 January 2020, 10:30:13 GMT, [REDACTED] > wrote:

Dear Mr Johnson,

I am currently updating the council's five-year land supply, of which this site falls within due to it having planning permission in place. Can you advise of your delivery programme for the scheme, who is going to be delivering the development and your intended timescale for completion. Could you also advise what works have been undertaken to date (if any).

Regards

Joanne

Joanne [REDACTED]

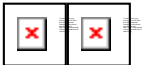
[REDACTED]
Strategic Plans and Housing

Sunderland City Council

[REDACTED]
www.sunderland.gov.uk

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Appendix 24 (38)

098 Ayton Village Primary School, Dunlin
Drive, Ayton

[REDACTED]

From: [REDACTED]
Sent: 09 June 2020 14:41
To: [REDACTED]
Subject: FW: Land at former Ayton School
Attachments: 98- Ayton -Housing Site Delivery Consultation 2020-25.pdf

Hi Graham,

I wonder if you could assist me with the e-mail below in Norman's absence, in relation to Land at Former Ayton School.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

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For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

From: [REDACTED]
Sent: 09 June 2020 14:37
To: [REDACTED]
Subject: RE: Land at former Ayton School

Hi Norman ,

Hope you are keeping well in these unusual times.

Could you advise if the above site has been delayed due to COVID-19 and whether your anticipated completion data you supplied previously needs updating.

I have attached your original proforma.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

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For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

From: [REDACTED]
Sent: 24 February 2020 16:42
To: [REDACTED]
Subject: FW: Land at former Ayton School

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Hi Joanne

Further to our conversation this afternoon, please find attached a copy of our first attempt at completing your form. Let me know if you require anything further adding, or if the attached is sufficient.

Kind Regards

Norman [REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]



From: [REDACTED]
Sent: 20 February 2020 16:41
To: [REDACTED]
Subject: FW: Land at former Ayton School

Norman

See attached and below email received from Sunderland

Insiyah [REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

Great Park, Newcastle upon Tyne, NE13 9BA



www.vistrypartnerships.co.uk



From: [REDACTED]
Sent: 20 February 2020 16:37
To: [REDACTED]
Subject: FW: Land at former Ayton School

NOTE: Email originated outside of Vistry Group.

FYI – as discussed

Sam [REDACTED]
[REDACTED]



[REDACTED]



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From: [REDACTED]
Sent: 20 February 2020 16:13
To: [REDACTED]
Subject: Land at former Ayton School

Hi Sam,

Following the grant of planning permission on the above site for five-year land purposes could you please complete and sign the attached pro-forma to set out when you expect the site to be delivered. If you could make sure you complete the site deliverability commentary, that would be helpful.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

[REDACTED]

From: [REDACTED]
Sent: 24 February 2020 16:42
To: [REDACTED]
Subject: FW: Land at former Ayton School
Attachments: Housing Site Delivery Consultation 2020-25.pdf

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Hi Joanne

Further to our conversation this afternoon, please find attached a copy of our first attempt at completing your form. Let me know if you require anything further adding, or if the attached is sufficient.

Kind Regards

Norman [REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]



From: [REDACTED]
Sent: 20 February 2020 16:41
To: [REDACTED]
Subject: FW: Land at former Ayton School

Norman

See attached and below email received from Sunderland

Insiyah [REDACTED]
[REDACTED]
[REDACTED]

Housing Site Delivery Consultation 2020-25

This consultation seeks to gather site delivery information about major housing development sites in Sunderland to enable the Council to accurately forecast the numbers of houses likely to be built over the next five years and beyond.

The National Planning Policy Framework (NPPF) is very clear that Local Planning Authorities must monitor the progress of development sites that have planning permission. It further states that Local Planning Authorities must compile a five-year housing supply annual position statement and that this should be done through engagement with developers and others who have an impact on delivery. Therefore, we are writing to you to request information regarding housing delivery on sites linked to you or your organization.

What constitutes a deliverable site?

Annex 2 of the NPPF sets out the definition of a deliverable housing site as being one that is available now, offers a suitable location for development now and is achievable, with a realistic prospect that housing will be delivered on the site within five years. In particular:

1. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
2. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Evidence we require from you

In most instances the Council will be able to provide the evidence to justify or exclude a site from the five-year supply. However, there are also circumstances where we rely on you or your organization to provide additional information to help us assess housing delivery. Evidence we require may include;

1. Timescales for approval of reserved matters applications and discharge of conditions;
2. Confirmation of the developers building intentions and anticipated start and build-out rates;
3. Firm progress with site assessment work; and/or

4. Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large scale infrastructure funding or other similar projects.

The information collected will be used to inform the five-year housing supply position and the housing supply position for the plan period. Your input will ensure accuracy in the Council's forecasting, ensuring a robust housing supply position that will be used as an evidence base to inform the preparation of development plan documents and be used in the determination of planning applications.

Please note that this process will be an annual exercise, therefore we will contact you in subsequent years to provide an update for a site.

Submitting your proforma

Please complete the attached proforma and provide all relevant information to assist the Council with forecasting housing delivery. Please complete a separate proforma for each site.

Please note that the Data Protection and Freedom of Information Declaration towards the rear of the proforma, **MUST** be filled in otherwise your proforma will not be accepted.

Please return via the following methods:

E-mail:



Or by Post: Strategic Plans Team, Sunderland City Council, Civic Centre, Sunderland SR2 7DN

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Norman [REDACTED]
Company	Vistry Partnerships North
Address	[REDACTED]
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	Half of the site is being developed for Riverside [REDACTED]

Site Details	
Site Address	Former Ayton School Goldcrest Road Washington Tyne & Wear NE38 0DL
Planning Application no.	19/10484/FU4
SHLAA Site Ref (if known)	
Number of remaining dwellings to build on site	56

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	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	2033 and beyond
Market units		8	20												
Affordable Units		6	22												
Demolitions and or/conversion losses															
Site deliverability commentary	<p>The proposed site was once home to the former Ayton School in Washington, Tyne & Wear. The site is therefore a brownfield site which was previously demolished prior to the subsequent acquisition of the site from SCC.</p> <p>The land itself was once mining land and contains a known mine shaft entry point which has been discovered during the desktop survey and subsequent SI report being produced by Sirius. Further investigations on site are ongoing to establish the extent of the Shaft and the proposed no build zone.</p> <p>Planning Permission was obtained (Ref: 19/10484/FU4) on the 18th December 2019 for the site to deliver 56 Units. This is based on a 50/50 split of 28 Private Sale Units of 2,3 and 4 Bedrooms and 28 2 Bedroom Units for Affordable Rent with Riverside.</p>														

Construction phase has since started on site in January 2020 with the site clearance and tree protection measures already in place or completed as shown in the selection of progress images below



Please see Proposed Site Plan below showing the site deliverable Build Route with Programmed Completion and Handover Dates

Completion and Handover dates are as follows based on the Build Route below: -



Progress to date: -

The construction phase as mentioned above has started on site.

There are already sub-contractors employed for their respective trades to commence with the site set-up prior to infrastructure works commencing to achieve the above dates.

Pre-commencement Planning application to release conditions has also been lodged recently with SCC, and applications are pending for the sectional highway agreements to be formalized. The technical approval of the sectional agreements has been given. The formal bonds are yet to be completed.

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self-build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognizes that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided, and any works required to bring it to market. If applicable to the site, the following matters must be clarified for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?

- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

DATA PROTECTION AND FREEDOM OF INFORMATION

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

This includes the information used in preparation and update of the Strategic Housing Land Availability (SHLAA), housing supply position statement, Housing Implementation Strategy and any other planning document reporting the Council's housing supply position. The purposes for collecting data are:

- To assist in the preparation of the strategic planning policy documents;
- To contact you regarding your responses given in your form (if required);
- For evaluation by an agreed Panel of representative from the housebuilding industry (if required) in line with the Sunderland Strategic Housing Land Availability Methodology; and
- To compile reports of responses for Sunderland City Council's decision-making process.

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

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

Print Name	Norman [REDACTED]	Date	24 February 2020
Signed	[REDACTED]		
Please note forms that are not signed and dated can not be accepted. Electronic signatures will be accepted.			

Appendix 24 (39)

197 Land to the east of former Broomhill
Estate

[Redacted]

From: [Redacted]
Sent: 12 June 2020 09:44
To: [Redacted]
Subject: FW: Annual Position Statement
Attachments: Gentoo Homes Schedule 09.06.20.xlsx

From: [Redacted]
Sent: 09 June 2020 14:57
To: [Redacted]
Subject: RE: Annual Position Statement

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Dear Gary,

Further to your e-mail below, please find attached an updated spread sheet showing projections for Gentoo Homes (private sales) sites.

Chris [Redacted] from Pegasus will be responding in relation to the remaining Gentoo Group sites.

Kind regards,
Jane

Jane [Redacted]

gentoohomes

[Redacted]



SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Plannng Ref.	Decision Date	Total number of net units
56	High Usworth School, Well Bank road	Washington	Permitted-under construction	Gentoo Homes (Private Arm)	16/02266/FU4	14/06/2017	56
107	Phases 1-6, Chester Road	Sunderland South	Permitted – under construction	Gentoo Homes (Private Arm)	18/00255/FU4	28/06/2019	500
112	Site of former Broomhill Estate.	Coalfield	Permitted – under construction	Gentoo Homes (Private Arm)	12/03140/FUL	19/12/2013	128
367	Coaley Lane, Land south of	Coalfield	Permitted – under construction	Gentoo Homes (Private Arm)	13/00799/FUL	15/02/2018	128
504	Doxford Park Phase 6	Sunderland South	Permitted – under construction	Gentoo Homes (Private Arm)	18/00438/FUL	13/06/2019	100
505	Doxford Park Phase 5	Sunderland South	Permitted – under construction	Gentoo Homes (Private Arm)	13/01337/FUL	05/03/2014	155
197	Land to the east of former Broomhill Estate	Coalfield	Permitted – not started	Gentoo Homes (Private Arm)	18/00075/FUL	05/11/2019	99

NPPF Annex 2 Deliverability Criteria	Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
a	29	27	0	0	0	0	0
a	0	0	28	28	28	28	388
a	87	30	11	0	0	0	0
a	15	20	26	26	26	15	0
a	0	10	30	30	30	0	0
a	155	0	0	0	0	0	0
a	0	0	9	30	30	30	0

From: [REDACTED]

Sent: 03 June 2020 16:25

To: [REDACTED]

Subject: Annual Position Statement

This email has been sent from OUTSIDE of Gentoo. If you have any concerns (unknown sender, unusual subject, suspicious link or if something just feels wrong) do not click on links or open attachments. Contact the IT Service Desk if you are unsure.

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

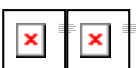
Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]

Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN

www.sunderland.gov.uk



Housing Site Delivery Consultation 2020-25

This consultation seeks to gather site delivery information about major housing development sites in Sunderland to enable the Council to accurately forecast the numbers of houses likely to be built over the next five years and beyond.

The National Planning Policy Framework (NPPF) is very clear that Local Planning Authorities must monitor the progress of development sites that have planning permission. It further states that Local Planning Authorities must compile a five-year housing supply annual position statement and that this should be done through engagement with developers and others who have an impact on delivery. Therefore, we are writing to you to request information in regard to housing delivery on sites linked to you or your organisation.

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1. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
2. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Evidence we require from you

In most instances the Council will be able to provide the evidence to justify or exclude a site from the five-year supply. However, there are also circumstances where we rely on you or your organisation to provide additional information to help us assess housing delivery. Evidence we require may include;

1. Timescales for approval of reserved matters applications and discharge of conditions;
2. Confirmation of the developers building intentions and anticipated start and build-out rates;
3. Firm progress with site assessment work; and/or

4. Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large scale infrastructure funding or other similar projects.

The information collected will be used to inform the five-year housing supply position and the housing supply position for the plan period. Your input will ensure accuracy in the Council's forecasting, ensuring a robust housing supply position that will be used as an evidence base to inform the preparation of development plan documents and be used in the determination of planning applications.

Please note that this process will be an annual exercise, therefore we will contact you in subsequent years to provide an update for a site.

Submitting your proforma

Please complete the attached proforma and provide all relevant information to assist the Council with forecasting housing delivery. Please complete a separate proforma for each site.

The deadline for return of the proforma is 31st January 2020.

Please note that the Data Protection and Freedom of Information Declaration towards the rear of the proforma, **MUST** be filled in otherwise your proforma will not be accepted.

Please return via the following methods:

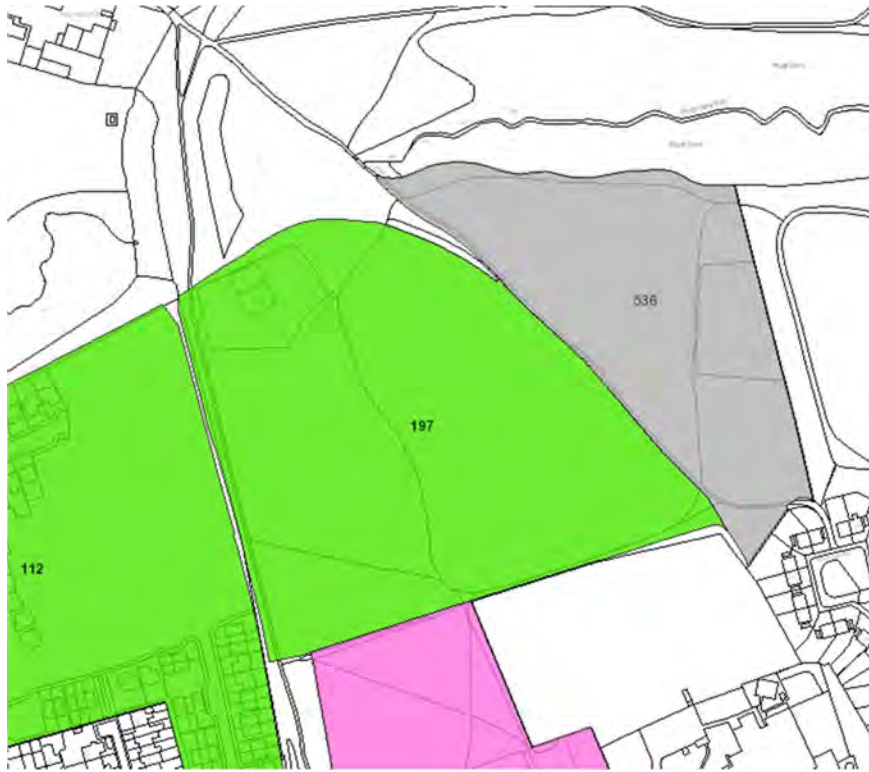
E-mail: planningpolicy@sunderland.gov.uk

Or by Post: Strategic Plans Team, Sunderland City Council, Civic Centre, Sunderland SR2 7DN

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Kevin [REDACTED]
Company	Gentoo Homes
Address	[REDACTED] [REDACTED] [REDACTED]
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Gentoo Homes are the Landowner & Developer.
If you are acting on behalf of an owner, please provide the name and address of the owner.	



Site Details		
Site Address	Land to the east of former Broomhill Estate	
Planning Application no.	18/00075/FUL	
SHLAA Site Ref (if known)	197	
Number of remaining dwellings to build on site	99	

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site’s deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be

useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	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	2033 and beyond
Market units			26	30	30	13									
Affordable Units															
Demolitions and or/conversion losses															
Site deliverability commentary															

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)	N/A														
Site self/custom build deliverability commentary	N/A														

DATA PROTECTION AND FREEDOM OF INFORMATION

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

This includes the information used in preparation and update of the Strategic Housing Land Availability (SHLAA), housing supply position statement, Housing Implementation Strategy and any other planning document reporting the Council’s housing supply position. The purposes for collecting data are:

- To assist in the preparation of the strategic planning policy documents;
- To contact you regarding your responses given in your form (if required);
- For evaluation by an agreed Panel of representative from the housebuilding industry (if required) in line with the Sunderland Strategic Housing Land Availability Methodology; and
- To compile reports of responses for Sunderland City Council’s decision making process.

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

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

Print Name	Kevin [REDACTED]	Date	31.01.20
Signed	[REDACTED]		
Please note forms that are not signed and dated can not be accepted. Electronic signatures will be accepted.			

Appendix 24 (40)

342 Land at Mill Hill, Silksworth Road

[REDACTED]

From: [REDACTED]
Sent: 09 June 2020 10:23
To: [REDACTED]
Subject: FW: Annual Position Statement
Attachments: Persimmon Adjusted Trajectory 08.06.2020.xlsx

FYI

From: [REDACTED]
Sent: 09 June 2020 09:11
To: [REDACTED]
Subject: RE: Annual Position Statement

*****This message originates from outside your organisation. Do not provide login or password details. Do not click on links or attachments unless you are sure of their authenticity. If in doubt, email 'Ask.ICT@Sunderland.gov.uk' or call 561 5000 *****

Kathryn,

Please find attached adjusted trajectories for the Persimmon sites.

As we discussed on the videocall its really difficult to gauge accurately the effects of Covid-19 both in the short and longer term. As an example I looked at the sales rate at both Coaley Lane, Newbottle and North Road, Hetton over the last 12 months and compared sales rates since lockdown against the average rate for those months lockdown was not in place. Sales rates dropped 10% on Newbottle and 85% on the Hetton which is likely the bottom end and higher end of impacts.

That being said I sought advice from our group planning director who has a wider handle on the effect covid has had so far nationally and he has advised we think there will be a 30% drop in output this year as a result.

I have adjusted the trajectory to reflect this and also taken a more cautious approach to delivery rates in years 2-5 as a reflection of the uncertainty of economic health, job losses, mortgage availability etc. once things start to begin to return to normal.

Unfortunately there is no hard evidence to back up these changes other than a best estimation at this stage and market sentiments longer term. I have tried to remain positive on output as much as I can but clearly some consideration must be given to the current uncertainty.

Regards,

Adam [REDACTED]

Persimmon Homes (Durham)
Persimmon House
[REDACTED]

From: [REDACTED]
Sent: 03 June 2020 16:31
To: [REDACTED]
Subject: Annual Position Statement

SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Plannng Ref.	Decision Date	Total number of net units	NPPF Annex 2 Deliverability Criteria
138	Land at North Road	Coalfield	Permitted – under construction	Persimmon	17/00806/REM	02/02/2018	300	a
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Coalfield	Permitted – under construction	Persimmon	15/00815/HYB	14/03/2016	288	a
342	Land at Mill Hill, Silksworth Road	Sunderland South	Permitted – not started	Persimmon	18/01877/REM	15/11/2019	250	a
426A	Willow Farm land to south, Ryhope (North)	Sunderland South	Permitted (Outline) – Not started	Persimmon	16/01502/OU4	22/12/2017	450	b
194	Land at Lambton Lane	Coalfield	Application pending	Persimmon	17/00589/FUL		252	b
330A	Philadelphia Complex	Coalfield	Permitted (Outline) – Not started	Persimmon	14/00538/HYB (Hybrid) 17/02246/REM 19/00804/REM (Pending)	10/06/2016 (Hybrid) 17/02246/REM (21/2/18 - 13 aff hsg units)	465	b

Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period	
29	28	30	40	40	40	71	30% reduction last years completions for 2020/21. Easing back to pre-Covid delivery levels 2022/23
145	19	23	26	26	26	23	30% reduction last years completions for 2020/21. Easing back to pre-Covid delivery levels 2022/23
0	5	15	30	30	30	140	Slight reduction in expected completions 2020/21 due to delays caused by covid restrictions. As new site effect of no show home in combination with Covid with exacerbate effect on sales. Returing to normal delivery levels 2022/23
0	0	5	25	50	50	320	Site commencement brought forward to 2021/22 to reflect RM now being submitted. Slightly more cautious approach to rates thereafter to reflect uncertainty in where market will be post Covid.
0	0	15	30	30	30	132	Slightly more cautious opening year. Delivery levels returning to pre-covid levels 2022/23
4	5	20	40	40	40	320	2020/21 completions reduced to reflect delays in planning and expected delays caused by other contractual conditions. Delivery rates returning to pre-Covid levels 2022/23 however slightly reduced to reflect uncertainty in where the market will be post Covid.

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

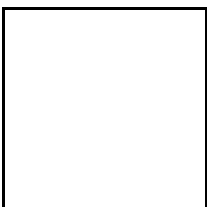
For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN
[REDACTED]
www.sunderland.gov.uk



Housing Site Delivery Consultation 2020-25

This consultation seeks to gather site delivery information about major housing development sites in Sunderland to enable the Council to accurately forecast the numbers of houses likely to be built over the next five years and beyond.

The National Planning Policy Framework (NPPF) is very clear that Local Planning Authorities must monitor the progress of development sites that have planning permission. It further states that Local Planning Authorities must compile a five-year housing supply annual position statement and that this should be done through engagement with developers and others who have an impact on delivery. Therefore, we are writing to you to request information in regard to housing delivery on sites linked to you or your organisation.

What constitutes a deliverable site?

Annex 2 of the NPPF sets out the definition of a deliverable housing site as being one that is available now, offers a suitable location for development now and is achievable, with a realistic prospect that housing will be delivered on the site within five years. In particular:

1. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
2. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Evidence we require from you

In most instances the Council will be able to provide the evidence to justify or exclude a site from the five-year supply. However, there are also circumstances where we rely on you or your organisation to provide additional information to help us assess housing delivery. Evidence we require may include;

1. Timescales for approval of reserved matters applications and discharge of conditions;
2. Confirmation of the developers building intentions and anticipated start and build-out rates;
3. Firm progress with site assessment work; and/or

4. Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large scale infrastructure funding or other similar projects.

The information collected will be used to inform the five-year housing supply position and the housing supply position for the plan period. Your input will ensure accuracy in the Council's forecasting, ensuring a robust housing supply position that will be used as an evidence base to inform the preparation of development plan documents and be used in the determination of planning applications.

Please note that this process will be an annual exercise, therefore we will contact you in subsequent years to provide an update for a site.

Submitting your proforma

Please complete the attached proforma and provide all relevant information to assist the Council with forecasting housing delivery. Please complete a separate proforma for each site.

The deadline for return of the proforma is 31st January 2020.

Please note that the Data Protection and Freedom of Information Declaration towards the rear of the proforma, **MUST** be filled in otherwise your proforma will not be accepted.

Please return via the following methods:

E-mail: 

Or by Post: Strategic Plans Team, Sunderland City Council, Civic Centre, Sunderland SR2 7DN

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam [REDACTED]
Company	Persimmon Homes
Address	Persimmon House, [REDACTED] [REDACTED]
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Landowner / developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details		
Site Address	Land at Mill Hill	Silksworth Road
Planning Application no.	18/01877/REM	
SHLAA Site Ref (if known)	342	
Number of remaining dwellings to build on site	250	

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site’s deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	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	2033 and beyond
Market units		10	30	30	30	30	30	30	30	30					
Affordable Units															
Demolitions and or/conversion losses															
Site deliverability	No deliverability concerns. Full Planning permission in place and development expected to commence in H1 2020.														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

DATA PROTECTION AND FREEDOM OF INFORMATION

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

This includes the information used in preparation and update of the Strategic Housing Land Availability (SHLAA), housing supply position statement, Housing Implementation Strategy and any other planning document reporting the Council's housing supply position. The purposes for collecting data are:

- To assist in the preparation of the strategic planning policy documents;
- To contact you regarding your responses given in your form (if required);
- For evaluation by an agreed Panel of representative from the housebuilding industry (if required) in line with the Sunderland Strategic Housing Land Availability Methodology; and
- To compile reports of responses for Sunderland City Council's decision making process.

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

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

Print Name	Adam [REDACTED]	Date	21.02.2020
Signed	[REDACTED]		
Please note forms that are not signed and dated can not be accepted. Electronic signatures will be accepted.			

[REDACTED]

From: [REDACTED]
Sent: 08 January 2020 16:38
To: [REDACTED]
Subject: RE: Five-year land supply

*****This message originates from outside your organisation. Do not provide login or password details. Do not click on links or attachments unless you are sure of their authenticity. If in doubt, email 'Ask.ICT@Sunderland.gov.uk' or call 561 5000 *****

Joanne,

Adjustments below in red.

Only addition which may assist your exercise is Persimmon have recently contracted with the Church Commissioners on the site south of A1808 at Ryhope (Outline for up to 450). RM application should be submitted back end of H1 2020.

Hendon Papermill doesn't appear on your list, however assume you only looking for updates on sites under construction?

Regards,

Adam [REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 08 January 2020 15:34
To: [REDACTED]
Subject: Five-year land supply

Hi Adam,

Just updating the five-year land supply and I am after an update on your sites if possible. We have the following sites, timescales and annual completions, can you confirm if these are still accurate please, or amend if necessary.

North Road (300 units)

- 19/20-40
- 20/21-40
- 21/22-40
- 22/23-40
- 23/24-40
- 24/25-40
- 25/26-40
- 26/27-40

Heritage Green, Coaley Lane (288 units)

19/20-40
20/21-40
21/22-40
22/23-40
23/24-10

Land at Mil Hill, Silksworth (250 units)

~~20/21-10~~
21/22-30
22/23-30
23/24-30
24/25-30
25/26-30
26/27-30
27/28-30
28/29-30
~~29/30-10~~

Land at Black Boy Road (141 units)

21/22-30
22/23-30
23/24-30
24/25-30
25/26-21

Land at Lambton Lane (252 units)

21/22-30
22/23-30
23/24-30
24/25-30
25/26-30
26/27-30
27/28-30
28/29-30
29/30-12

Philadelphia Complex (500 units)

21/22-20
22/23-50
23/24-50
24/25-50
25/26-50
26/27-50
27/28-50
28/29-50
29/30-50
30/31-50
31/32-30

I know you have a site within the wider Land North of Burdon lane site, however we have kept the figures for this as one large site, rather than separating the sites off.

If there is anything I have missed, please let me know.

Regards

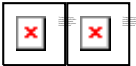
Joanne

Joanne [Redacted]
[Redacted]
[Redacted]
[Redacted]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>



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We are proud to be an official partner of Team GB.



Persimmon Homes is proud to support local communities. Every year our Community Champions scheme donates £750,000 to local groups and our Building Futures scheme supports young people with donations of over £1 million. [Find out more...](#)

Appendix 24 (41)

421 Quarry House Lane, East Rainton



From: [Redacted]
Sent: 11 June 2020 09:18
To: [Redacted]
Subject: FW: 421- Quarry House Lane, East Rainton

From: [Redacted]
Sent: 10 June 2020 18:26
To: [Redacted]
Subject: RE: 421- Quarry House Lane, East Rainton

Hi Joanne

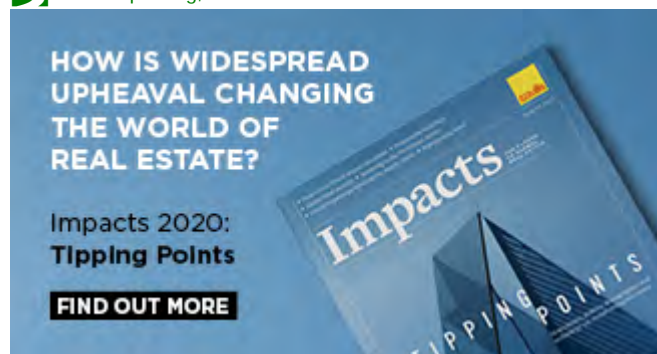
I would agree and were happy for the start date to be pushed back 6 months.

Thanks

Shaun [Redacted]



Before printing, think about the environment



From: [Redacted]
Sent: 09 June 2020 13:48
To: [Redacted]
Subject: RE: 421- Quarry House Lane, East Rainton

Thanks Shaun.

Completely understand and that is going to be a response from many developers at this current time. As such, we may need to adjust this. On the basis the planning consent will expire Feb21 and I can't imagine the developer will want this to expire, would it be reasonable to push start on site back say 6 months to December 2020, resulting in completion June 2023. Even if it was pushed back to early 2021, would still expected to be complete by Autumn 2023.

Possibly may need to look at lowering the output also if social distancing is going to be in place long term.

It will still fall within our five-year land supply, but as we are going down the Annual Position Statement route to have our supply confirmed by PINS, we have to provide a lot more certainty and evidence for sites.

If you could let me know your views on this.

Regards

Joanne

Joanne [Redacted]
[Redacted]
Strategic Plans and Housing
Sunderland City Council
[Redacted]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk


Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

From: [Redacted]
Sent: 09 June 2020 13:33
To: [Redacted]
Subject: RE: 421- Quarry House Lane, East Rainton

Hi Joanne

Hope you're well.

Yes the developer has confirmed that the start on site has been delayed but they are unable to confirm by how long or when it may come forward as they are awaiting to see how the market responds over the coming weeks/months.

Shaun [Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]




 Before printing, think about the environment



From: [Redacted]
Sent: 09 June 2020 06:55

To: [REDACTED]
Subject: RE: 421- Quarry House Lane, East Rainton

Hi Shaun,

Just wondering if the start on site has been delayed due to COVID-19 ?
If so could you provide me with any updated timescales please.

Regards

Joanne

Joanne [REDACTED]
Strategic Plans and Housing
[REDACTED]

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From: [REDACTED]
Sent: 08 January 2020 12:50
To: [REDACTED]
Subject: RE: 421- Quarry House Lane, East Rainton

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Hi Joanne
Happy New Year and I hope you had a good Christmas break.
My colleague Tom forward this on to me as I have been dealing with the client on it and I've set out the answers to your queries below.

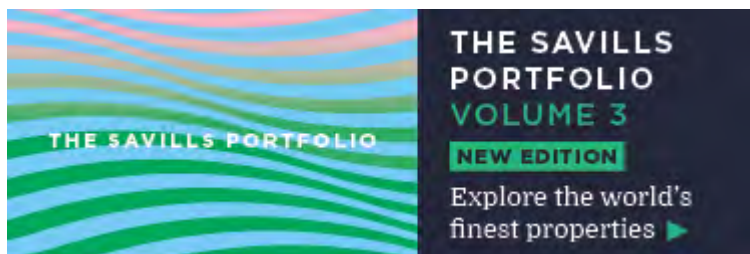
- Developer – Wynyard Homes
- Timescales to begin on site – April 2020
- Construction period (years) – 2.5 years
- Anticipated completion date – December 2022

Hopefully that covers everything but let me know if you need anything further.

Shaun [REDACTED]
[REDACTED]



 Before printing, think about the environment



From: [REDACTED]

Sent: 07 January 2020 12:50

To: [REDACTED]

Subject: 421- Quarry House Lane, East Rainton

Hi Tom,

I have e-mailed both Gerald [REDACTED] and Jon [REDACTED] but had e-mails bounce back, so I am hoping you can assist or point me in the right direction of someone who can.

I am looking at the Council's five-year land supply, of which the above site forms part of due to it having planning consent and updating records with regards deliverability of sites and their progress.

If possible could you advise me on the progress of the site, its development and with whom.

We currently have it phased for completion of all 33 units in 2021/22, based on the granting of permission in 2018.

Could you confirm if this is still the case and if so could you give me an indication of your delivery intentions, your programme and what works have taken place to progress the development and to meet these timescales.

Regards

Joanne

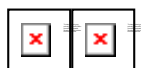
Joanne [REDACTED]

[REDACTED]
Strategic Plans and Housing
Sunderland City Council

www.sunderland.gov.uk

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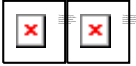
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[REDACTED]

From: [REDACTED]
Sent: 14 November 2019 16:39
To: [REDACTED]
Subject: East Rainton Development Site

Hi,

I wonder if you could help. I am trying to speak to someone at Wynyard Homes with regards the planning permission that is in place on the Quarry House Lane site at East Rainton in Sunderland. The site falls within the Council's five-year land supply and I am currently looking into this to get an idea of anticipated timescale for bringing the site forward.

Could you please either forward my e-mail to the relevant person or provide me with the details of the most appropriate person who I can speak to with regards this. I have tried contacting Savills who acted as agents with the planning application for this site, but have had no response.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 08 October 2018 14:59
To: [REDACTED]
Subject: Quarry House Lane - 16/01541/FUL - 33 units

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gerald,

I am contacting you as your details are down as agent for the above planning approval for residential development at Land east of Quarry Lane, East Rainton, Sunderland.

I am currently looking into representations that were received as part of the Local Plan consultation and a comment has been received which questions the deliverability of the above site and states that the agent is struggling to get a developer on board and as such it should not be included within the housing supply.

I am aware planning permission was only granted this year, however could you offer any further information on the site so I can rebut this and demonstrate that the site will be coming forward for housing development within the next five years (we have it in the SHLAA for delivering units in years 2019/20).

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

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Housing Site Delivery Consultation 2020-25

This consultation seeks to gather site delivery information about major housing development sites in Sunderland to enable the Council to accurately forecast the numbers of houses likely to be built over the next five years and beyond.

The National Planning Policy Framework (NPPF) is very clear that Local Planning Authorities must monitor the progress of development sites that have planning permission. It further states that Local Planning Authorities must compile a five-year housing supply annual position statement and that this should be done through engagement with developers and others who have an impact on delivery. Therefore, we are writing to you to request information in regard to housing delivery on sites linked to you or your organization.

What constitutes a deliverable site?

Annex 2 of the NPPF sets out the definition of a deliverable housing site as being one that is available now, offers a suitable location for development now and is achievable, with a realistic prospect that housing will be delivered on the site within five years. In particular:

1. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
2. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Evidence we require from you

In most instances the Council will be able to provide the evidence to justify or exclude a site from the five year supply. However, there are also circumstances where we rely on you or your organisation to provide additional information to help us assess housing delivery. Evidence we require may include;

1. Timescales for approval of reserved matters applications and discharge of conditions;
2. Confirmation of the developers building intentions and anticipated start and build-out rates;
3. Firm progress with site assessment work; and/or

4. Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large scale infrastructure funding or other similar projects.

The information collected will be used to inform the five year housing supply position and the housing supply position for the plan period. Your input will ensure accuracy in the Council's forecasting, ensuring a robust housing supply position that will be used as an evidence base to inform the preparation of development plan documents and be used in the determination of planning applications.

Please note that this process will be an annual exercise, therefore we will contact you in subsequent years to provide an update for a site.

Submitting your proforma

Please complete the attached proforma and provide all relevant information to assist the Council with forecasting housing delivery. Please complete a separate proforma for each site.

The deadline for return of the proforma is 31st January 2020.

Please note that the Data Protection and Freedom of Information Declaration towards the rear of the proforma, **MUST** be filled in otherwise your proforma will not be accepted.

Please return via the following methods:

E-mail: 

Or by Post: Strategic Plans Team, Sunderland City Council, Civic Centre, Sunderland SR2 7DN

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	[REDACTED]
Company	Wynyard Homes
Address	[REDACTED]
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Landowner and developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details		
Site Address	Quarry House Lane	East Rainton
Planning Application no.	16/01541/FUL	
SHLAA Site Ref (if known)	421	
Number of remaining dwellings to build on site	33	

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	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	2033 and beyond
Market units		12	15	6											
Affordable Units															
Demolitions and or/conversion losses															
Site deliverability commentary															

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

DATA PROTECTION AND FREEDOM OF INFORMATION

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

This includes the information used in preparation and update of the Strategic Housing Land Availability (SHLAA), housing supply position statement, Housing Implementation Strategy and any other planning document reporting the Council's housing supply position. The purposes for collecting data are:

- To assist in the preparation of the strategic planning policy documents;
- To contact you regarding your responses given in your form (if required);
- For evaluation by an agreed Panel of representative from the housebuilding industry (if required) in line with the Sunderland Strategic Housing Land Availability Methodology; and
- To compile reports of responses for Sunderland City Council's decision making process.

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

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

Print Name	BARRY [REDACTED]	Date	21/01/2020
Signed	[REDACTED]		
Please note forms that are not signed and dated can not be accepted. Electronic signatures will be accepted.			

Appendix 24 (42)

494 Land at Chapel Street/Edward Street

[REDACTED]

From: [REDACTED]
Sent: 09 June 2020 14:55
To: [REDACTED]
Subject: FW: Edward Street and Chapel Street- 17/00652/FUL

Hi James,

Hope you are well.

Do you know if they has been any progress on the above site ?

I am aware that the planning permission expires September 2020 and last time we spoke you mentioned your client was selling the site to a private developer.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

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-----Original Message-----

From: [REDACTED]
Sent: 09 October 2018 14:25
To: [REDACTED]
Subject: RE: Edward Street and Chapel Street- 17/00652/FUL

Many thanks James.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

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-----Original Message-----

[REDACTED]

From: [REDACTED]
Sent: 20 February 2020 15:37
To: [REDACTED]
Subject: FW: Land at Chapel Street and Edward Street
Attachments: 494 - Land at Chapel Street - Edward Street.docx

Hi Jim,

Just wondering if you are in a position to respond to my previous e-mail regarding the above site?

Regards

Joanne

From: [REDACTED]
Sent: 20 January 2020 14:43
To: [REDACTED]
Subject: Land at Chapel Street and Edward Street

Hi Jim,

Following on from my previous e-mails regarding the above site.

As part of demonstrating the council has a five-year land supply in place which is deliverable we require **written confirmation** from developers that firm progress is being made with the site, delivery intentions, including anticipated start and build-out rates.

As such we have prepared a pro-formas which we are asking you to complete, sign and return to us by end of January, for sites that have not yet started. We have assisted by filling out the details of the site and anticipated build out rates, (please check these and adjust if necessary).

The work we are undertaking now will also help inform the Allocations and Designations Plan.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 20 January 2020 14:43
To: [REDACTED]
Subject: Land at Chapel Street and Edward Street
Attachments: 494 - Land at Chapel Street - Edward Street.docx

Hi Jim,

Following on from my previous e-mails regarding the above site.

As part of demonstrating the council has a five-year land supply in place which is deliverable we require **written confirmation** from developers that firm progress is being made with the site, delivery intentions, including anticipated start and build-out rates.

As such we have prepared a pro-formas which we are asking you to complete, sign and return to us by end of January, for sites that have not yet started. We have assisted by filling out the details of the site and anticipated build out rates, (please check these and adjust if necessary).

The work we are undertaking now will also help inform the Allocations and Designations Plan.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

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From: [REDACTED]
Sent: 09 October 2018 13:50
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Edward Street and Chapel Street- 17/00652/FUL

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Dear Joanne,
Thanks for your email. I would further comment that the current situation with this development is that the development is being sold to a private developer. Legal negotiations are now under progress. I trust this clarifies the current situation Regards Jim [REDACTED] (agent)

On Mon, 8/10/18, [REDACTED] wrote:

Subject: Edward Street and Chapel Street- 17/00652/FUL
To: [REDACTED]
Date: Monday, 8 October, 2018, 15:26

Hi James,

I am contacting you as your details are down as agent for the above planning approval for residential development at Edward Street and Chapel Street, Hetton-le-Hole, Sunderland

I am currently looking into representations that were received as part of the Local Plan consultation and a comment has been received which questions the deliverability of the above site and suggests viability may be an issue and as such it should not be included within the housing supply.

Could you offer any further information on the site so I can rebut this and demonstrate that the site will be coming forward for housing development within the next five years (we have it in the SHLAA for delivering units in years 2019/20).

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Officer
Strategic Plans and
Housing
Sunderland City
Council

Appendix 24 (43)
565 Pheonix Tower Business Park,
Castletown Way

[REDACTED]

From: [REDACTED]
Sent: 09 June 2020 15:05
To: [REDACTED]
Subject: FW: 565- Phoenix Tower Business Park
Attachments: 565 - Phoenix Tower Business Parl Delivery Proforma.pdf

Hi Tom,

I wonder if you could advise on the e-mail set out below which I sent to Ben Tidmarsh.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

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From: [REDACTED]
Sent: 09 June 2020 15:01
To: [REDACTED]
Subject: 565- Phoenix Tower Business Park

Hi Ben,

Following the proforma you submitted previously regarding the above site (copy attached), can you advise if this is still the correct forecasts or have things been delayed due to COVID-19 impacts.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

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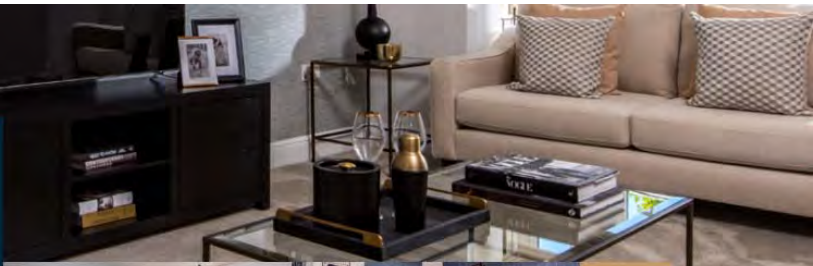
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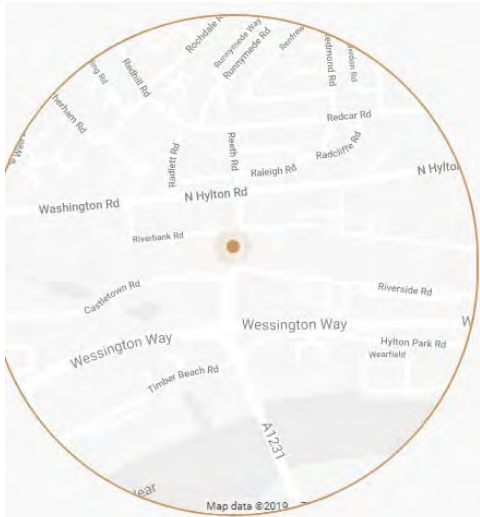



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
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Housing Site Delivery Consultation 2020-25

This consultation seeks to gather site delivery information about major housing development sites in Sunderland to enable the Council to accurately forecast the numbers of houses likely to be built over the next five years and beyond.

The National Planning Policy Framework (NPPF) is very clear that Local Planning Authorities must monitor the progress of development sites that have planning permission. It further states that Local Planning Authorities must compile a five-year housing supply annual position statement and that this should be done through engagement with developers and others who have an impact on delivery. Therefore, we are writing to you to request information in regard to housing delivery on sites linked to you or your organization.

What constitutes a deliverable site?

Annex 2 of the NPPF sets out the definition of a deliverable housing site as being one that is available now, offers a suitable location for development now and is achievable, with a realistic prospect that housing will be delivered on the site within five years. In particular:

1. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
2. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Evidence we require from you

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1. Timescales for approval of reserved matters applications and discharge of conditions;
2. Confirmation of the developers building intentions and anticipated start and build-out rates;
3. Firm progress with site assessment work; and/or

4. Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large scale infrastructure funding or other similar projects.

The information collected will be used to inform the five year housing supply position and the housing supply position for the plan period. Your input will ensure accuracy in the Council's forecasting, ensuring a robust housing supply position that will be used as an evidence base to inform the preparation of development plan documents and be used in the determination of planning applications.

Please note that this process will be an annual exercise, therefore we will contact you in subsequent years to provide an update for a site.

Submitting your proforma

Please complete the attached proforma and provide all relevant information to assist the Council with forecasting housing delivery. Please complete a separate proforma for each site.

The deadline for return of the proforma is 31st January 2020.

Please note that the Data Protection and Freedom of Information Declaration towards the rear of the proforma, **MUST** be filled in otherwise your proforma will not be accepted.

Please return via the following methods:

E-mail:



Or by Post: Strategic Plans Team, Sunderland City Council, Civic Centre, Sunderland SR2 7DN

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Ben [REDACTED]
Company	Berkeley Deveer
Address	[REDACTED]
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Landowner & Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details		
Site Address	Phoenix Tower Business Park	Castletown Way
Planning Application no.	18/00823/REM	
SHLAA Site Ref (if known)	565	

Number of remaining dwellings to build on site	118	
---	-----	--

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site’s deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	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	2033 and beyond
Market units		20	30	30	38										
Affordable Units															
Demolitions and or/conversion															

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
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- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

DATA PROTECTION AND FREEDOM OF INFORMATION


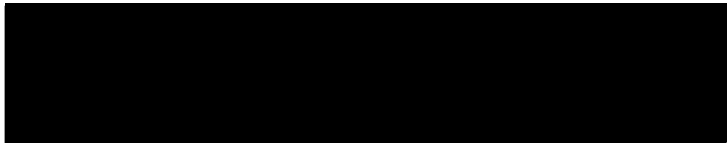
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This includes the information used in preparation and update of the Strategic Housing Land Availability (SHLAA), housing supply position statement, Housing Implementation Strategy and any other planning document reporting the Council’s housing supply position. The purposes for collecting data are:

- To assist in the preparation of the strategic planning policy documents;
- To contact you regarding your responses given in your form (if required);
- For evaluation by an agreed Panel of representative from the housebuilding industry (if required) in line with the Sunderland Strategic Housing Land Availability Methodology; and
- To compile reports of responses for Sunderland City Council’s decision making process.

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

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

Print Name	BEN 	Date	24 th Jan 2020
Signed			
Please note forms that are not signed and dated can not be accepted. Electronic signatures will be accepted.			

[REDACTED]

From: [REDACTED]
Sent: 20 January 2020 16:43
To: [REDACTED]
Subject: five year land supply - Phoenix Tower Business Park
Attachments: 565 - Phoenix Tower Business Parl Delivery Proforma.docx

Hi Ben,

Further to my previous e-mails regarding the above site, as part of demonstrating the council has a five-year land supply in place which is deliverable we require **written confirmation** from developers that firm progress is being made with sites, delivery intentions, including anticipated start and build-out rates.

As such we have prepared pro-formas which we are asking land owner/agents/developers to complete, sign and return to us by end of January, for sites that have not yet started works. We have assisted by filling out the details of the site and anticipate build out rates, (please check these and adjust if necessary).

The work we are undertaking now will also help inform the Allocations and Designations Plan.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

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Appendix 24 (44)

568 Fulwell Fire Station, Station Road

[REDACTED]

From: [REDACTED]
Sent: 12 June 2020 09:48
To: [REDACTED]
Subject: FW: Fulwell Fire Station

From: [REDACTED]
Sent: 10 June 2020 12:28
To: [REDACTED]
Subject: FW: Fulwell Fire Station

FYI in case it is on you list.

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

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From: [REDACTED]
Sent: 10 June 2020 12:26
To: [REDACTED]
Subject: Re: Fulwell Fire Station

Hello Joanne
Work starts on the demolition on 15 June and is due to be complete on 24th July.
Regards
John [REDACTED]

From: [REDACTED]
Sent: 10 June 2020 05:28
To: [REDACTED]
Subject: RE: Fulwell Fire Station

Hi John,
Hope you are well.
Just after an update on the above site if possible.
Previously you mentioned demolition early this year and start on site Easter, did the building get demolished ? and have things been delayed due to COVID-19 ?
Any idea of revised timescales or delivery if it has been delayed?

Regards

Joanne

Joanne [redacted]
[redacted]
Strategic Plans and Housing
Sunderland City Council
[redacted]

www.sunderland.gov.uk

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From: [redacted]
Sent: 18 December 2019 09:51
To: [redacted]
Subject: Re: Fulwell Fire Station

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Hello Joanne

Planning is expected before Christmas. The building is ready for demolition and a demolition contractor has been appointed. The detailed drawings will commence in the new year and my client is in discussions with a preferred contractor.

Demolition should take place early next year with work on site taking place about Easter.

Properties should be completed about this time next year.

Regards

John [redacted]

Sent from my iPhone

On 16 Dec 2019, at 15:26, [redacted] > wrote:

Hi John.

I am after an update on anticipated delivery for the residential units at Fulwell Fire Station. I understand the planning application is awaiting finalising the S106 (which I believe is nearly complete), however for five-year land purposes, can you give me an indication of when the scheme will be delivered ? information on when the site is to be cleared ? is there a developer on board ? Even though planning permission is in place (nearly) for five-year land purposes we have to have evidence of delivery.

Regards

Joanne

Joanne [redacted]
[redacted]
Strategic Plans and Housing
Sunderland City Council
[redacted]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at

<http://www.sunderland.gov.uk/index.aspx?articleid=8397>



From: [REDACTED]
Sent: 18 December 2019 09:51
To: [REDACTED]
Subject: Re: Fulwell Fire Station

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Demolition should take place early next year with work on site taking place about Easter.

Properties should be completed about this time next year.

Regards

John [REDACTED]

Sent from my iPhone

On 16 Dec 2019, at 15:26, [REDACTED] wrote:

Hi John.

I am after an update on anticipated delivery for the residential units at Fulwell Fire Station. I understand the planning application is awaiting finalising the S106 (which I believe is nearly complete), however for five-year land purposes, can you give me an indication of when the scheme will be delivered ? information on when the site is to be cleared ? is there a developer on board ? Even though planning permission is in place (nearly) for five-year land purposes we have to have evidence of delivery.

Regards

Joanne

Joanne [REDACTED]

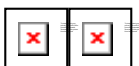
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Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	[REDACTED]
Company	Cancara Property Limited
Address	[REDACTED]
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Landowner
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details		
Site Address	Fulwell Fire Station	Station Road
Planning Application no.	18/01276/FUL	
SHLAA Site Ref (if known)	568	
Number of remaining dwellings to build on site	28	

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	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	2033 and beyond
Market units			28												
Affordable Units															
Demolitions and or/conversion losses															
Site deliverability commentary	<p>Planning permission Granted December 2019. The building is ready for demolition and a demolition contractor will be appointed within the next 2 months. The detailed drawings will commence in the new year and client is in discussions with a preferred contractor.</p> <p>Demolition should take place early next year with work on site taking place about Easter.</p> <p>Properties should be completed by mid-2021.</p>														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

DATA PROTECTION AND FREEDOM OF INFORMATION



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

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

Print Name		Date	14 02 2020
Signed			
Please note forms that are not signed and dated can not be accepted. Electronic signatures will be accepted.			

Appendix 24 (45)
738 Site of 1 to 12 Elmwood Square

[REDACTED]

From: [REDACTED]
Sent: 08 June 2020 13:16
To: [REDACTED]
Subject: Elmwood Sqaure Update

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Hi Joanne,

Just to inform you that Elmwood Sqaure has started being developed. Each of the five units have had their foundation slabs laid.

The development should hopefully be complete by the end of October 2020 subject to any knock on effect from covid19.

Kind Regards

Paul

[REDACTED]

From:

Sent:

[REDACTED]
07 January 2020 20:42

To:

[REDACTED]

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Hi Joanne sorry for the late reply! I would like to start in the next few weeks. Just treading through the getting final go ahead. Six month build anticipated completion August this year

Sent from my iPhone

Appendix 24 (46)

739 6 Athenaeum Street and upper floors

25-26 Fawcett Street

[REDACTED]

From: [REDACTED]
Sent: 10 June 2020 06:34
To: [REDACTED]
Subject: RE: 739- 6 Athenaeum Street

Hi Graeme,

Did this scheme progress ?

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

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From: [REDACTED]
Sent: 07 January 2020 16:08
To: [REDACTED]
Subject: RE: 739- 6 Athenaeum Street

No sure on this one, still waiting for the go ahead to look ta the building control package.

Regards

Graeme [REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

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From: [redacted]
Sent: 07 January 2020 14:47
To: [redacted]
Subject: 739- 6 Athenaeum Street

Hi Graeme, I'm back again !!

6 athenaeum Street, any idea of starts, completions, developer on board ?

Regards

Joanne

Joanne [redacted]
[redacted]
Strategic Plans and Housing
Sunderland City Council
[redacted]

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From: [redacted]
Sent: 07 January 2020 12:44
To: [redacted]
Subject: [redacted]

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[redacted].

Regards

Graeme [redacted]
[redacted]

[redacted]
Architects Limited

Appendix 24 (47)

725 Camrex House

[REDACTED]

From: [REDACTED]
Sent: 12 June 2020 09:52
To: [REDACTED]
Subject: FW: Camrex House

From: [REDACTED]
Sent: 11 June 2020 11:05
To: [REDACTED]
Subject: FW: Camrex House

From: [REDACTED]
Sent: 11 June 2020 10:45
To: [REDACTED]
Subject: Re: Camrex House

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Good Morning Joanne, I hope that you are well

With regard to your email I would like to confirm that the site started in the late Autumn with the strip out, construction works in the January. With regard to completion, yes there has been some impact on completion, but a revised programme was issued yesterday and this has a completion date of February, so i would anticipate handover early Spring 2021

I hope that this assists with the report but do feel free to contact me if any further information is needed

Many thanks

Regards

Rob

----- Original Message -----

From: [REDACTED]
To: [REDACTED]
Sent: Wednesday, 10 Jun, 20 At 07:07
Subject: Camrex House

Dear Mr [REDACTED],

I am in the process of updating the Council's five-year land supply and as such we need to demonstrate the sites within the supply are deliverable, as such could you give any updates on the progression of Camrex House development.

I was advised previously that the development had started Autumn 2019 and expected to be complete winter 2020. Is this still the timescales or has the development been impacted by COVID?

Regards

Joanne

Joanne [REDACTED]

[REDACTED]

Strategic Plans and Housing

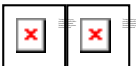
Sunderland City Council

[REDACTED]

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Regards

Rob

Rob [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



*Delivering a
Professional, Personal and Bespoke Project Management Service from the Small
Domestic Refurbishment to Major Commercial Projects*

[REDACTED]

From: [REDACTED]
Sent: 10 June 2020 07:21
To: [REDACTED]
Subject: RE: Camrex house

Hi Joanne,

I'm fine thanks. Hope you are too.

I think that some preparatory works have started on site and once the variation is approved the windows are due to be replaced fairly quickly. However, none of the pre-commencement conditions have been discharged yet though.

Regards
Suzanne

From: [REDACTED]
Sent: 10 June 2020 06:57
To: [REDACTED]
Subject: Camrex house

Hi Suzanne,

Hope you are keeping well.

Just a quick question on Camrex House. I notice the application for variation is in the process of being approved. We have this down as under construction following information from the agent a while back, however I notice from the planning record that the agent has now changed.

Do you know if they have started the conversion ?

Regards

Joanne

Joanne [REDACTED]
[REDACTED] r
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 10 June 2020 06:49
To: [REDACTED]
Subject: Camrex House

Hi Dawn,

Could you let me know if this development at Camrex House has started and how far on they are with the scheme ?
We are struggling to get in contact with the developer.

The reference on the system is:

[REDACTED]

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 10 June 2020 16:24
To: [REDACTED]
Cc: Admin Team
Subject: RE: T190732 - Camrex House, Sunderland - confirmation of site start

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Clive,

I can confirm the project has commenced as per your email request.

Thanks,

Chris

[Chris](#) [REDACTED]
[REDACTED]



Tel: [REDACTED]

From: [REDACTED]
Sent: 10 June 2020 16:17
To: [REDACTED]
Cc: [REDACTED]
Subject: T190732 - Camrex House, Sunderland - confirmation of site start
Importance: High

Good afternoon Chris,

Please see email below regarding the above project.

Kind regards,

[Louise](#) [REDACTED]
[REDACTED]
[REDACTED]



Keep up to date with changes in Building Regulations and follow Assent



This transmission is confidential and intended solely for the person to whom it is addressed. If you are not the intended recipient of this transmission, please inform the sender by return

From: [Redacted]
Sent: 10 June 2020 14:11
To: [Redacted]
Subject: Camrex House, Sunderland - confirmation of site start
Importance: High

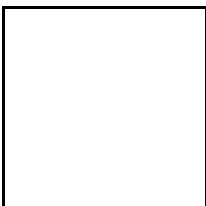
Dear Sirs,
I am trying to finalise Sunderland's 5-year housing supply by close of play tomorrow, and was wondering if anybody could confirm for me whether development of the Camrex site in Sunderland site (conversion to 50 flats) had commenced, and if so, whether you could confirm this in a return email to me by tomorrow?

Apologies for the short timescale. Your assistance in this matter is much appreciated.

Kind regards,

Clive

Clive [Redacted]
[Redacted]
Strategic Plans and Housing
Sunderland City Council
Room 2.64, Civic Centre
Sunderland, SR2 7DN
[Redacted]
www.sunderland.gov.uk



Housing Site Delivery Consultation 2020-25

This consultation seeks to gather site delivery information about major housing development sites in Sunderland to enable the Council to accurately forecast the numbers of houses likely to be built over the next five years and beyond.

The National Planning Policy Framework (NPPF) is very clear that Local Planning Authorities must monitor the progress of development sites that have planning permission. It further states that Local Planning Authorities must compile a five-year housing supply annual position statement and that this should be done through engagement with developers and others who have an impact on delivery. Therefore, we are writing to you to request information in regard to housing delivery on sites linked to you or your organization.

What constitutes a deliverable site?

Annex 2 of the NPPF sets out the definition of a deliverable housing site as being one that is available now, offers a suitable location for development now and is achievable, with a realistic prospect that housing will be delivered on the site within five years. In particular:

1. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
2. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Evidence we require from you

In most instances the Council will be able to provide the evidence to justify or exclude a site from the five year supply. However, there are also circumstances where we rely on you or your organisation to provide additional information to help us assess housing delivery. Evidence we require may include;

1. Timescales for approval of reserved matters applications and discharge of conditions;
2. Confirmation of the developers building intentions and anticipated start and build-out rates;
3. Firm progress with site assessment work; and/or

4. Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large scale infrastructure funding or other similar projects.

The information collected will be used to inform the five year housing supply position and the housing supply position for the plan period. Your input will ensure accuracy in the Council's forecasting, ensuring a robust housing supply position that will be used as an evidence base to inform the preparation of development plan documents and be used in the determination of planning applications.

Please note that this process will be an annual exercise, therefore we will contact you in subsequent years to provide an update for a site.

Submitting your proforma

Please complete the attached proforma and provide all relevant information to assist the Council with forecasting housing delivery. Please complete a separate proforma for each site.

The deadline for return of the proforma is 31st January 2020.

Please note that the Data Protection and Freedom of Information Declaration towards the rear of the proforma, **MUST** be filled in otherwise your proforma will not be accepted.

Please return via the following methods:

E-mail:



Or by Post: Strategic Plans Team, Sunderland City Council, Civic Centre, Sunderland SR2 7DN

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Roger [REDACTED]
Company	Roger [REDACTED] Ltd
Address	[REDACTED]
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Agent
If you are acting on behalf of an owner, please provide the name and address of the owner.	Prospect Developments Ltd [REDACTED]

Site Details	
Site Address	Camrex House
Planning Application no.	18/00825/FUL
SHLAA Site Ref (if known)	725
Number of remaining dwellings to build on site	50

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable).

Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site’s deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	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	2033 and beyond
Market units		50													
Affordable Units															
Demolitions and or/conversion losses															
Site deliverability commentary															

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

DATA PROTECTION AND FREEDOM OF INFORMATION

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

This includes the information used in preparation and update of the Strategic Housing Land Availability (SHLAA), housing supply position statement, Housing Implementation Strategy and any other planning document reporting the Council's housing supply position. The purposes for collecting data are:

- To assist in the preparation of the strategic planning policy documents;
- To contact you regarding your responses given in your form (if required);
- For evaluation by an agreed Panel of representative from the housebuilding industry (if required) in line with the Sunderland Strategic Housing Land Availability Methodology; and
- To compile reports of responses for Sunderland City Council's decision making process.

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

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

Print Name	Roger [REDACTED]	Date	27/02/2020
Signed	[REDACTED]		
Please note forms that are not signed and dated can not be accepted. Electronic signatures will be accepted.			

[REDACTED]

From: [REDACTED]
Sent: 27 February 2020 14:59
To: Joanne Scott
Subject: [REDACTED]
Attachments: 725 - Camrex House Delivery Proforma.docx

Hi Joanne

They've asked me to sort it now anyway, so see attached.

Briefly I am advised that the development will be complete by the end of 2020. All units to be for rent if that's of any interest.

Regards
Roger

Roger [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 26 February 2020 15:28
To: [REDACTED]
Subject: RE: Camrex House

Many thanks Roger.

Would you be able to provide me with the developer's details in case I need to contact them ?

Regards
Joanne

From: [REDACTED]
Sent: 26 February 2020 14:23
To: [REDACTED]
Subject: RE: Camrex House

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Hi Joanne

I have passed it onto the developer to deal with. My role with the development is now completed.

Regards

Roger

Roger [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 20 February 2020 14:58
To: [REDACTED]
Subject: FW: Camrex House

Hi Roger,

Just wondering if you're in a position to send through the completed and signed pro-forma I send through last month for the above site, as detailed below.

Regards

Joanne

From: [REDACTED]
Sent: 21 January 2020 16:11
To: [REDACTED]
Subject: Camrex House

Hi Roger,

Following on from my previous e-mails regarding the above site could you please fill out and sign the attached pro-forma for the above site with details of how the site is progressing, to demonstrate deliverability.

I have assisted by filling out the details of the site and anticipate build out rates from our previous e-mails, (please check these and adjust if necessary). However, please feel free to expand on this to demonstrate the site is well on track to being delivered within the next five years, particularly with regards the box that details site deliverability commentary (the pro-forma sets out the type of explanation we require).

The work we are undertaking now will also help inform the Allocations and Designations Plan as we are working on that plan now.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
[REDACTED]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

Appendix 24 (48)

702 Land adjacent to the Beehive PH, Blind Lane

[REDACTED]

From: [REDACTED]
Sent: 03 June 2020 15:29
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Land adjacent to the Beehive PH, Blind Lane

Many thanks for the update Guy.
I think COVID is going to have a similar impact on many house builders.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

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From: [REDACTED]
Sent: 03 June 2020 15:23
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Land adjacent to the Beehive PH, Blind Lane

Hi Joanne,

I have just spoken with the client as the developer has unfortunately walked away due to the Covid outbreak.

He is however reviewing and we will either be re-applying for the outline or a reserved matters application will go in before the end of June

I will let you know what the intentions are as soon as he gets back to me with a decision

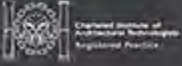
Regards

Guy [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]



GW Architectural Limited
Clavering House, Clavering Place, Newcastle Upon Tyne, Tyne & Wear, NE1 3NG



From: [REDACTED]
Sent: 02 June 2020 20:06
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Land adjacent to the Beehive PH, Blind Lane

Hi Guy,

Hope you are well and managing in these unusual times.

Just wondering if you have any further updates on the site adjacent to the Beehive. We have it in the five-year land supply currently, but may need to remove it as no further application has been submitted to date and the outline consent expires September this year.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

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From: [REDACTED]
Sent: 18 September 2019 09:19
To: [REDACTED]
Subject: RE: Land adjacent to the Beehive PH, Blind Lane

Many thanks for this Guy. It is a great help.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

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Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

From: [REDACTED]
Sent: 17 September 2019 18:04
To: [REDACTED]
Subject: RE: Land adjacent to the Beehive PH, Blind Lane

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Hi Joanne,

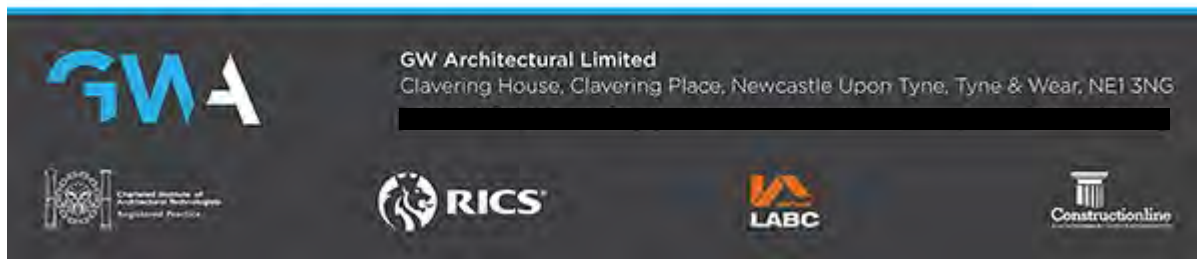
Of course.

We have been working on this quite hard behind the scenes and it looks like we will have a joint venture with a developer in place in the next month. We are hoping to be onsite early next year, but from research it looks like we will go for 6 slightly smaller units as it meets the market demographic better

Regards

Guy [REDACTED]

[REDACTED]



From: [REDACTED]
Sent: 17 September 2019 17:54
To: [REDACTED] Blind Lane

Hi Guy,

I am looking at the Council's five-year land supply, of which the above site forms part of due to it having outline planning consent.

I am after an update on this site if possible as no reserved matters application has been received to date and I am now considering the site in light of the revised definition of 'deliverable' within NPPG.

If possible could you advise me on the progress of the site towards its next planning stage, its development and with whom. We currently have it phased for completion of all 5 units in 2021/22.

Could you confirm if this is still the case and if so could you give me an indication of your delivery intentions, your programme and what works have taken place to progress the development and to meet these timescales.

Regards

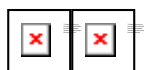
Joanne

Joanne [redacted]
[redacted]
Strategic Plans and Housing
Sunderland City Council
[redacted]

www.sunderland.gov.uk

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For information about how we collect, use, share and retain your personal data, visit: <https://www.sunderland.gov.uk/privacy-protection>. Any email including its content may be monitored and used by the Council for reasons of security and for monitoring internal compliance with policy. Email may also be disclosed in response to a request for information, unless exempt under access to information legislation. Please be aware that you have a responsibility to ensure that email you write or forward is within the bounds of the law.

The Council cannot guarantee that this message or any attachment is virus free or has not been intercepted and amended. You should perform your own virus checks.

Appendix 24(49)

063 Vaux Brewery (site of), Gill Bridge
Avenue

[REDACTED]

From: [REDACTED]
Sent: 22 July 2020 10:40
To: [REDACTED]
Subject: FW: Site Updates

Kathryn,

Additional e-mail for Appendix 24. It will need to go in 3 times I have popped in red below the site numbers.

[REDACTED]

Thanks

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

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From: [REDACTED]
Sent: 21 July 2020 13:07
To: [REDACTED]
Subject: Site Updates

Joanne

Please find below updates in relation to the Vaux, Seaburn and Usworth sites.

063 -Riverside Sunderland

The Vaux West residential development forms a key part of the City Council's economic regeneration strategy and will be the first step towards doubling the City Centre population. The Riverside Sunderland Masterplan will be launched in Autumn 2020 and the Council is currently consulting on the Draft Riverside Sunderland SPD which is due to be adopted in late 2020. Siglion (the Council's wholly owned development vehicle) is currently preparing a Reserved Matters planning application for the Vaux West housing scheme which it intends to submit in December 2020 following adoption of the SPD, with construction of the development forecast to commence in Summer 2021. The scheme will be delivered using modern methods of construction which will support an accelerated construction programme.

[REDACTED]

[REDACTED]

[REDACTED]

[Redacted]

Regards

Neil [Redacted]
[Redacted]

Sunderland City Council
Civic Centre
Burdon Road
Sunderland
SR2 7DN

[Redacted]



[REDACTED]

From: [REDACTED]
Sent: 24 February 2020 11:50
To: [REDACTED]
Subject: Vaux
Attachments: 063-Vaux.docx

Hi Neil,

Would you be able to fill out the attached pro-forma for the Vaux site please, with a particular focus on the Site deliverability commentary box.
I have filled out the site details and completion data as discussed.

Regards

Joanne

Joanne [REDACTED]
[REDACTED] Policy Officer
Strategic Plans
[REDACTED]

www.sunderland.gov.uk

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Housing Site Delivery Consultation 2020-25

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What constitutes a deliverable site?

Annex 2 of the NPPF sets out the definition of a deliverable housing site as being one that is available now, offers a suitable location for development now and is achievable, with a realistic prospect that housing will be delivered on the site within five years. In particular:

1. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
2. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Evidence we require from you

In most instances the Council will be able to provide the evidence to justify or exclude a site from the five year supply. However, there are also circumstances where we rely on you or your organisation to provide additional information to help us assess housing delivery. Evidence we require may include;

1. Timescales for approval of reserved matters applications and discharge of conditions;
2. Confirmation of the developers building intentions and anticipated start and build-out rates;
3. Firm progress with site assessment work; and/or

4. Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large scale infrastructure funding or other similar projects.

The information collected will be used to inform the five year housing supply position and the housing supply position for the plan period. Your input will ensure accuracy in the Council's forecasting, ensuring a robust housing supply position that will be used as an evidence base to inform the preparation of development plan documents and be used in the determination of planning applications.

Please note that this process will be an annual exercise, therefore we will contact you in subsequent years to provide an update for a site.

Submitting your proforma

Please complete the attached proforma and provide all relevant information to assist the Council with forecasting housing delivery. Please complete a separate proforma for each site.

Please note that the Data Protection and Freedom of Information Declaration towards the rear of the proforma, **MUST** be filled in otherwise your proforma will not be accepted.

Please return via the following methods:

E-mail:



Or by Post: Strategic Plans Team, Sunderland City Council, Civic Centre, Sunderland SR2 7DN

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	[REDACTED]
Company	Siglion Developments LLP
Address	Civic Centre Burdon Road Sunderland SR2 7DN
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	Sunderland City Council Civic Centre Burdon Road Sunderland SR2 7DN

Site Details		
Site Address	Site of Vaux Brewery, Gill Bridge Avenue	
Planning Application no.	15/02557/HY4	Outline Consent for 201 residential units.
SHLAA Site Ref (if known)	063	
Number of remaining dwellings to build on site	200	

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site’s deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	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	2033 and beyond
Market units				60	30	35	35	35							
Affordable Units															
Demolitions and or/conversion losses															
Site deliverability commentary	<p>Siglion is currently preparing a feasibility study for the development of Riverside Sunderland which will deliver approximately 1000 new homes and 1million square feet of commercial office space on a strategic site in the city centre.</p> <p>Initial residential development will be focused on the site of the former Vaux Brewery, which is in the full ownership of the developer / local authority, with outline planning consent in place for up to 201 residential units.</p> <p>Siglion is currently preparing a business case for the development ahead of a detailed / reserved matters planning application which will be submitted by the end of 2020.</p> <p>Siglion / the Council are currently in dialogue with Homes England regarding funding solutions that overcome abnormal and strategic infrastructure costs that are identified within the business case.</p>														

Subject to planning permission construction work is likely to start on site in summer 2021 with the first units being occupied in 2022.

In Summer 2023 a Festival of Future living will showcase residential development and the new community that will be created with focus on modern methods of construction and advanced manufacturing, sustainable and low carbon infrastructure, and smart technologies.

The delivery programme reflects the above key milestones and a likelihood that a private rental tenure solution will be adopted alongside open market sale to provide a flexible offer and ensure early population of constructed units.

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

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- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
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- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

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This includes the information used in preparation and update of the Strategic Housing Land Availability (SHLAA), housing supply position statement, Housing Implementation Strategy and any other planning document reporting the Council's housing supply position. The purposes for collecting data are:

- To assist in the preparation of the strategic planning policy documents;
- To contact you regarding your responses given in your form (if required);
- For evaluation by an agreed Panel of representative from the housebuilding industry (if required) in line with the Sunderland Strategic Housing Land Availability Methodology; and
- To compile reports of responses for Sunderland City Council's decision making process.

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

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

Print Name	[REDACTED]	Date	24 th March 2020
Signed	[REDACTED]		
Please note forms that are not signed and dated can not be accepted. Electronic signatures will be accepted.			

Appendix 24(50)

388 Ennerdale Street, Low Moorsley, Land at

[Redacted]

From: [Redacted]
Sent: 08 July 2020 14:34
To: [Redacted]
Cc: [Redacted]
Subject: RE: Ennerdale street

Hi Joanne,
Yes our client has agreed to JV with [Redacted]. We are still waiting on your guys to sort the section 106 out.

Kind Regards,

Rick [Redacted]
[Redacted]

BDN

North East (Head Office) Salvus House Aykley Heads Durham, DH1 5TS	North West Room 107, Ulverston Business Centre 25 New Market Street Ulverston, LA12 7LQ
--	---

[Redacted] [Redacted]
[Redacted]
[Redacted]

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VAT No.: 391 8288 13

From: [Redacted]
Sent: 02 July 2020 15:41
To: [Redacted]
Subject: Ennerdale street

Hi Richard/Colin,

Can you confirm if you have a developer on board for this site ?

Regards

Joanne

Joanne [Redacted]
[Redacted]
Strategic Plans and Housing
Sunderland City Council
Tel: (0191) 561 2432

www.sunderland.gov.uk

[REDACTED]

From: [REDACTED]
Sent: 11 June 2020 09:19
To: [REDACTED]
Subject: FW: Sunderland Five Year Land Supply - Site 1Land at Ennerdale Street, Low Moorsley and Site 2 Land to the East of Durham Road and Tudor Grove

Hi Kathryn

Please see below.

Kind regards,

Jamie

From: [REDACTED]
Sent: 11 June 2020 09:08
To: [REDACTED]
Subject: FW: Sunderland Five Year Land Supply - Site 1Land at Ennerdale Street, Low Moorsley and Site 2 Land to the East of Durham Road and Tudor Grove

From: [REDACTED]
Sent: 10 June 2020 16:27
To: [REDACTED]
Subject: RE: Sunderland Five Year Land Supply - Site 1Land at Ennerdale Street, Low Moorsley and Site 2 Land to the East of Durham Road and Tudor Grove

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Jamie,
Yes that seems reasonable as you have below.

Kind Regards,

Rick [REDACTED]
[REDACTED]

BDN

North East (Head Office)

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]

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From: [REDACTED]
Sent: 10 June 2020 16:32
To: [REDACTED]
Subject: Sunderland Five Year Land Supply - Site 1 Land at Ennerdale Street, Low Moorsley and Site 2 Land to the East of Durham Road and Tudor Grove

Sunderland Five Year Land Supply - Site 1 Land at Ennerdale Street, Low Moorsley and Site 2 Land to the East of Durham Road and Tudor Grove

Dear Richard,

Following your recent e-mail correspondence with my colleague Joanne Scott with regards the above sites could you provide any further updates in relation to the likely delivery of the development and confirm if the forecasts are still correct, in terms of when completions are programmed and the number of units each year, particularly with delays due to COVID-19?

Site 1. Land at Ennerdale Street, Low Moorsle

Our delivery forecast regarding this site as follows:

- Development of 40 homes
- 2020-21
- 2021-22
- 2022-23
- 2023-24 = 10 homes
- 2024-25 = 30 homes
- 2025-26
- 2026-27
- 2027-28
- 2028-29
- 2029-30
- 2030-31

Site 2 Land to the East of Durham Road and Tudor Grove

Our delivery forecast regarding this site as follows:

- Development of 8 homes
- Homes Completed Prior to 01/04/2020 = 2
- 2020-21 = 6
- 2021-22
- 2022-23
- 2023-24
- 2024-25
- 2025-26
- 2026-27

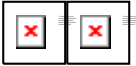
2027-28
2028-29
2029-30
2030-31

Any assistance in updating our records in relation to the sites above, will be much appreciated.

Kind regards,

Jamie

Jamie [Redacted]
[Redacted]
[Redacted]
Planning and Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN
[Redacted]
[Redacted]



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[REDACTED]

From: [REDACTED]
Sent: 05 June 2020 16:04
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Housing Delivery

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Joanne,
It is still our clients intention to develop the site and submit a reserved matters application for the front site, you may know we also have another application in at the same site for a further 82 which is awaiting a section 106 agreement with your solicitors. The viability assessment doesn't stack up without further development on site and as such we are trying to develop in one hit.

Kind Regards,

Rick [REDACTED]
[REDACTED]

BDN

North East (Head Office) [REDACTED]
Salvus House [REDACTED]
Aykley Heads [REDACTED]
Durham, DH1 5TS [REDACTED]

[REDACTED]

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From: [REDACTED]
Sent: 03 June 2020 10:41
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Housing Delivery

Hi Colin/Richard,

As mentioned previously we have included the Ennerdale site which has outline consent within the five-year land supply, however we have had no further correspondence from yourself regarding progression of the site. To enable us to retain the site within the five-year land supply we require evidence that the site is progressing towards delivery, however the planning consent on the Ennerdale street site for 40 dwellings expires in July this year.

Can you give me an idea if it is still your intention to progress with housing delivery on the site and if so when you anticipate a reserved matters application being submitted.
If it is easier we can speak on the phone regarding this, however we will still require confirmation of your intentions in writing.

Many thanks

Joanne

Joanne [redacted]
[redacted]
Strategic Plans and Housing
Sunderland City Council
[redacted]

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From: [redacted]
Sent: 24 February 2020 10:43
To: [redacted]
Subject: RE: Housing Delivery

Thanks Colin,

Could you also prepare one of these pro-forma's (copy attached) for the site that already has outline planning consent, with particular emphasis on what has been done to progress the site for delivery and when you are anticipating submitting a reserved matters planning application ?

Regards

Joanne

From: [redacted] >
[redacted]
Subject: Housing Delivery

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Please find attached

Thank you

[redacted]

If it is easier we can speak on the phone regarding this, however we will still require confirmation of your intentions in writing.

Many thanks

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

From: [REDACTED]
Sent: 24 February 2020 10:43
To: [REDACTED]
Subject: RE: Housing Delivery

Thanks Colin,

Could you also prepare one of these pro-forma's (copy attached) for the site that already has outline planning consent, with particular emphasis on what has been done to progress the site for delivery and when you are anticipating submitting a reserved matters planning application ?

Regards

Joanne

From: [REDACTED]
Sent: 21 February 2020 10:35
To: [REDACTED]
Subject: Housing Delivery

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Please find attached

Thank you

Colin [REDACTED]
[REDACTED]

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	COLIN [REDACTED]
Company	
Address	[REDACTED]
Telephone Number	[REDACTED]
E-mail address	
Are you the landowner, developer or agent?	LANDOWNER.
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details		
Site Address	Ennerdale Street	Low Moorsley (Land at)
Planning Application no.	12/01125/OUT	
SHLAA Site Ref (if known)	388	
Number of remaining dwellings to build on site	40	

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	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	2033 and beyond
Market units					10	30									
Affordable Units															
Demolitions and or/conversion losses															
Site deliverability commentary															

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

✗ 106 NOT YET AGREED? AWAITING
 COUNCIL APPROVAL?

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- To assist in the preparation of the strategic planning policy documents;
- To contact you regarding your responses given in your form (if required);
- For evaluation by an agreed Panel of representative from the housebuilding industry (if required) in line with the Sunderland Strategic Housing Land Availability Methodology; and
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The above purposes may require public disclosure of any data received by Sunderland City Council in consultation responses, in accordance with the Freedom of Information Act 2000. The forms may also be used in discussion with consultees, but the contact information will be detached and kept separate.

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

Print Name	[Redacted]	Date	21/02/2020
Signed	[Redacted]		

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[Redacted]

From: [Redacted]
Sent: 08 January 2020 12:15
To: [Redacted]
Cc: [Redacted]
Subject: RE: Ennerdale Street, Low Moorsley

Hi Joanne,
Yes the applicants intention is to develop the site out as one, once the larger site is approved.

Kind Regards,

Rick [Redacted]
[Redacted]

[Redacted]
[Redacted] [Redacted]
[Redacted] [Redacted]
[Redacted] [Redacted]
[Redacted] [Redacted]
[Redacted] [Redacted]

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From: [Redacted]
Sent: 08 January 2020 11:02
To: [Redacted]
Subject: RE: Ennerdale Street, Low Moorsley

Apologies Richard, my query is regarding the site that already has outline consent granted 6 July 2017 reference 12/01125/OUT for 40 dwellings.

We have it phased for 10 completions 23/24 and 30 completions 24/25, however to include it in the five-year land supply having planning permission is not guarantee that it will actually be delivered, we have to have robust evidence to indicate that it is deliverable.

As such we are in the process of drafting a pro-forma which we will be sending out to all developers who have sites within the five-year supply to get written agreement on delivery intentions.

So just trying to get an idea of deliverability of sites before I send these around. Can you give an indication on how much progress has been made towards submitting a reserved matters application ? or are you waiting on the outline for the larger site ? I assume your client will be looking to develop both sites as one, rather than two separate sites ?

Regards

Joanne

Joanne [redacted]
[redacted]
Strategic Plans and Housing
Sunderland City Council
[redacted]

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From: [redacted]
Sent: 08 January 2020 09:10
To: [redacted]
Subject: RE: Ennerdale Street, Low Moorsley

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Hi Joanne,
We are still waiting on the council to come back regarding the section 106 believe it or not.

Kind Regards,

Rick [redacted]
[redacted]

[redacted]
[redacted] [redacted]
[redacted] [redacted]
[redacted] [redacted]
[redacted] [redacted]
[redacted] [redacted]
[redacted] [redacted]

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From: [redacted]
Sent: 07 January 2020 15:20

To: [REDACTED]
[REDACTED] Ennerdale Street, Low Moorsley

Hi Richard,

If possible could you update me on the site for residential at Ennerdale Street, Low Moorsley for five-year land purposes.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

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From: [REDACTED]
Sent: 10 October 2019 12:12
To: [REDACTED]
Subject: FW: Ennerdale Street, Low Moorsley

Hi Richard,

Just wondering if you have any updates on this site as per my e-mail below.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

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From: [REDACTED]
Sent: 17 September 2019 17:44
To: [REDACTED] >
Subject: Ennerdale Street, Low Moorsley

Hi Richard,

I am looking at the Council's five-year land supply, of which the Ennerdale site forms part of due to it having outline planning consent.

I am after an update on this site if possible as no reserved matters application has been received to date and I am now considering the site in light of the revised definition of 'deliverable' within NPPG.

If possible could you advise me on the progress of the site towards its next planning stage, its development and with whom. We currently have it phased with first completions in 2023/24 of 10 units and then stepping up to 30 units for the following year.

Could you confirm if this is still the case and if so could you give me an indication of your delivery intentions, your programme and what works have taken place to progress the development and to meet these timescales.

Regards

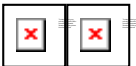
Joanne

Joanne [redacted]
[redacted]
Strategic Plans and Housing
Sunderland City Council
[redacted]

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Appendix 24 (51)

426A Willow Farm land to south, Ryhope
(North)

[REDACTED]

From: [REDACTED]
Sent: 16 July 2020 11:48
To: [REDACTED]
Subject: FW: APS

Hi Kathryn,

Additional information to go with Appendix 24 and to be redacted. As it refers to 4 different sites it will need to go in 4 times, I have put in red below the site reference number.

Thanks

Joanne

From: [REDACTED]
Sent: 16 July 2020 09:29
To: [REDACTED]
Subject: RE: APS

Joanne,

To confirm amendments Persimmon Homes are comfortable making to our APS submission;

- 138 -North Road, Hetton - +5 unit increase to year 2021/22 to 35
- 417- Newbottle - +4 unit increase to 2020/21 to 23
- 426A- Willow Farm - +5 unit increase to 2022/23 to 30
- 330A- Philadelphia - +4 unit increase to 2020/21 to 9 to reflect separate 4 unit Affordable application by 3rd party.

Regards,

Adam [REDACTED]
[REDACTED]

Persimmon Homes (Durham)
Persimmon House
Bowburn North Industrial Estate
County Durham
DH6 5PF

From: [REDACTED]
Sent: 15 July 2020 19:21
To: [REDACTED]
Subject: RE: APS

Thanks Adam, I will call you about 9.

From: [REDACTED]
Sent: 15 July 2020 19:20
To: [REDACTED]
Subject: Re: APS

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Joanne,

Yes no problem. I'm back in the office now so best number to get me on will be [REDACTED]

Regards

Adam [REDACTED]

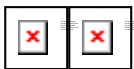
From: [REDACTED]
Sent: Wednesday, July 15, 2020 6:40:33 PM
To: [REDACTED]
Subject: APS

Hi Adam,

Are you oaky for a quick 5 min call tomorrow morning about 9am just regarding APS?

Regards

Joanne



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For more information please visit <http://www.symanteccloud.com>

We are proud to be an official partner of Team GB.



[REDACTED]

From: [REDACTED]
Sent: 09 June 2020 10:23
To: [REDACTED]
Subject: FW: Annual Position Statement
Attachments: Persimmon Adjusted Trajectory 08.06.2020.xlsx

FYI

From: [REDACTED]
Sent: 09 June 2020 09:11
To: [REDACTED]
Subject: RE: Annual Position Statement

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Kathryn,

Please find attached adjusted trajectories for the Persimmon sites.

As we discussed on the videocall its really difficult to gauge accurately the effects of Covid-19 both in the short and longer term. As an example I looked at the sales rate at both Coaley Lane, Newbottle and North Road, Hetton over the last 12 months and compared sales rates since lockdown against the average rate for those months lockdown was not in place. Sales rates dropped 10% on Newbottle and 85% on the Hetton which is likely the bottom end and higher end of impacts.

That being said I sought advice from our group planning director who has a wider handle on the effect covid has had so far nationally and he has advised we think there will be a 30% drop in output this year as a result.

I have adjusted the trajectory to reflect this and also taken a more cautious approach to delivery rates in years 2-5 as a reflection of the uncertainty of economic health, job losses, mortgage availability etc. once things start to begin to return to normal.

Unfortunately there is no hard evidence to back up these changes other than a best estimation at this stage and market sentiments longer term. I have tried to remain positive on output as much as I can but clearly some consideration must be given to the current uncertainty.

Regards,

Adam [REDACTED]

From: [REDACTED]
Sent: 03 June 2020 16:31
To: [REDACTED]
Subject: Annual Position Statement

SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Planngng Ref.	Decision Date	Total number of net units	NPPF Annex 2 Deliverability Criteria
138	Land at North Road	Coalfield	Permitted – under construction	Persimmon	17/00806/REM	02/02/2018	300	a
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Coalfield	Permitted – under construction	Persimmon	15/00815/HYB	14/03/2016	288	a
342	Land at Mill Hill, Silksworth Road	Sunderland South	Permitted – not started	Persimmon	18/01877/REM	15/11/2019	250	a
426A	Willow Farm land to south, Ryhope (North)	Sunderland South	Permitted (Outline) – Not started	Persimmon	16/01502/OU4	22/12/2017	450	b
194	Land at Lambton Lane	Coalfield	Application pending	Persimmon	17/00589/FUL		252	b
330A	Philadelphia Complex	Coalfield	Permitted (Outline) – Not started	Persimmon	14/00538/HYB (Hybrid) 17/02246/REM 19/00804/REM (Pending)	10/06/2016 (Hybrid) 17/02246/REM (21/2/18 - 13 aff hsg units)	465	b

Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period	
29	28	30	40	40	40	71	30% reduction last years completions for 2020/21. Easing back to pre-Covid delivery levels 2022/23
145	19	23	26	26	26	23	30% reduction last years completions for 2020/21. Easing back to pre-Covid delivery levels 2022/23
0	5	15	30	30	30	140	Slight reduction in expected completions 2020/21 due to delays caused by covid restrictions. As new site effect of no show home in combination with Covid with exacerbate effect on sales. Returing to normal delivery levels 2022/23
0	0	5	25	50	50	320	Site commencement brought forward to 2021/22 to reflect RM now being submitted. Slightly more cautious approach to rates thereafter to reflect uncertainty in where market will be post Covid.
0	0	15	30	30	30	132	Slightly more cautious opening year. Delivery levels returning to pre-covid levels 2022/23
4	5	20	40	40	40	320	2020/21 completions reduced to reflect delays in planning and expected delays caused by other contractual conditions. Delivery rates returning to pre-Covid levels 2022/23 however slightly reduced to reflect uncertainty in where the market will be post Covid.

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

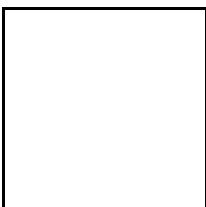
For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN
[REDACTED]
www.sunderland.gov.uk



Appendix 24 (52)

128 Black Boy Road land at (Site A)

[REDACTED]

From: [REDACTED]
Sent: 09 June 2020 12:20
To: [REDACTED]
Subject: RE: Annual Position Statement
Attachments: Persimmon Adjusted Trajectory 08.06.2020.xlsx

Kathryn,

I have added the missed one to the table. Slight adjustment following principles discussed.

Regards,

Adam [REDACTED]
[REDACTED]

Persimmon Homes (Durham)
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 09 June 2020 12:09
To: [REDACTED]
Subject: RE: Annual Position Statement

Adam

Thank you for your e-mail which I have passed to Cheryl but please accept my sincere apologies as I had missed one site from your list.

Please see attached and return at your earliest convenience.

Apologies again.

Kind regards

Kathryn

From: [REDACTED]
Sent: 09 June 2020 09:11
To: [REDACTED]
Subject: RE: Annual Position Statement

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I have adjusted the trajectory to reflect this and also taken a more cautious approach to delivery rates in years 2-5 as a reflection of the uncertainty of economic health, job losses, mortgage availability etc. once things start to begin to return to normal.

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Regards,

Adam [REDACTED]

Persimmon Homes (Durham)
[REDACTED]

From: [REDACTED]

Subject: Annual Position Statement

Dear Sir/Madam

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Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]

Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN

SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Plannng Ref.	Decision Date	Total number of net units	NPPF Annex 2 Deliverability Criteria
128	Black Boy Road land at (Site A)	Coalfield	Permitted (Outline) - not started	Persimmon	17/00806/REM	30/01/19 (Outline)	141	0

Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
0	0	15	30	30	30	36

Housing Site Delivery Consultation 2020-25

This consultation seeks to gather site delivery information about major housing development sites in Sunderland to enable the Council to accurately forecast the numbers of houses likely to be built over the next five years and beyond.

The National Planning Policy Framework (NPPF) is very clear that Local Planning Authorities must monitor the progress of development sites that have planning permission. It further states that Local Planning Authorities must compile a five-year housing supply annual position statement and that this should be done through engagement with developers and others who have an impact on delivery. Therefore, we are writing to you to request information in regard to housing delivery on sites linked to you or your organization.

What constitutes a deliverable site?

Annex 2 of the NPPF sets out the definition of a deliverable housing site as being one that is available now, offers a suitable location for development now and is achievable, with a realistic prospect that housing will be delivered on the site within five years. In particular:

1. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
2. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Evidence we require from you

In most instances the Council will be able to provide the evidence to justify or exclude a site from the five year supply. However, there are also circumstances where we rely on you or your organisation to provide additional information to help us assess housing delivery. Evidence we require may include;

1. Timescales for approval of reserved matters applications and discharge of conditions;
2. Confirmation of the developers building intentions and anticipated start and build-out rates;
3. Firm progress with site assessment work; and/or

4. Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large scale infrastructure funding or other similar projects.

The information collected will be used to inform the five year housing supply position and the housing supply position for the plan period. Your input will ensure accuracy in the Council's forecasting, ensuring a robust housing supply position that will be used as an evidence base to inform the preparation of development plan documents and be used in the determination of planning applications.

Please note that this process will be an annual exercise, therefore we will contact you in subsequent years to provide an update for a site.

Submitting your proforma

Please complete the attached proforma and provide all relevant information to assist the Council with forecasting housing delivery. Please complete a separate proforma for each site.

The deadline for return of the proforma is 31st January 2020.

Please note that the Data Protection and Freedom of Information Declaration towards the rear of the proforma, **MUST** be filled in otherwise your proforma will not be accepted.

Please return via the following methods:

E-mail: 

Or by Post: Strategic Plans Team, Sunderland City Council, Civic Centre, Sunderland SR2 7DN

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam [REDACTED]
Company	Persimmon Homes
Address	[REDACTED] [REDACTED]
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	[REDACTED]

Site Details		
Site Address	Black Boy Road	Land at (Site A)
Planning Application no.	19/01325/FUL	
SHLAA Site Ref (if known)	128	
Number of remaining dwellings to build on site	141	

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	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	2033 and beyond
Market units			25	25	26	30	21								
Affordable Units			5	5	4										
Demolitions and or/conversion losses															
Site deliverability commentary	No deliverability issues. Reserved Matters application pending determination. Anticipated Site start Q4 2020														

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

DATA PROTECTION AND FREEDOM OF INFORMATION

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

This includes the information used in preparation and update of the Strategic Housing Land Availability (SHLAA), housing supply position statement, Housing Implementation Strategy and any other planning document reporting the Council's housing supply position. The purposes for collecting data are:

- To assist in the preparation of the strategic planning policy documents;
- To contact you regarding your responses given in your form (if required);
- For evaluation by an agreed Panel of representative from the housebuilding industry (if required) in line with the Sunderland Strategic Housing Land Availability Methodology; and
- To compile reports of responses for Sunderland City Council's decision making process.

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

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

Print Name	Adam [REDACTED]	Date	21/02/2020
Signed	[REDACTED]		
Please note forms that are not signed and dated can not be accepted. Electronic signatures will be accepted.			

[REDACTED]

From: [REDACTED]
Sent: 23 September 2019 12:38
To: [REDACTED]
Subject: RE: Site at Black Boy Road, Sunderland

Many thanks Grace.

Regards

Joanne

[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

From: [REDACTED]
Sent: 23 September 2019 12:09
To: Joanne [REDACTED]
Subject: Re: Site at Black Boy Road, Sunderland

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Hi Joanne

The site is being purchased by a national house builder and is currently in legals, we expect this to complete very soon. The RM application will follow this year.
You're projections therefore would still be correct.

Kind regards
Grace

On 17 Sep 2019, at 17:35, Joanne [REDACTED] wrote:

Hi Grace/Richard,

I am looking at the Council's five-year land supply, of which the Black Boy Road site forms part of due to it having outline planning consent.

My last conversation with one of your colleagues was that Story homes would not be developing the site themselves, they were looking to sell to another housebuilder, who would then be submitting a reserved matters application later this year.

I am after an update on this site if possible as no reserved matters application has been received to date and I am now considering the site in light of the revised definition of 'deliverable' within NPPG.

If possible could you advise me on the progress of the site towards its next planning stage, its development and with whom. We currently have it phased with first completions in 2021/22 of 20 per annum and then stepping up to 30 per year annum after this, until site completion in in 2025/26.

Could you confirm if this is still the case and if so could you give me an indication of your deliver intentions, your programme and what works have taken place to progress the development and to meet these timescales.

Regards

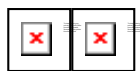
Joanne

[REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at
<http://www.sunderland.gov.uk/index.aspx?articleid=8397>



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Appendix 24 (53)

079 Hylton Lane/Blaydon Ave, Hylton Lane

[Redacted]

From: [Redacted]
Sent: 09 June 2020 16:55
To: [Redacted]
Subject: FW: Annual Position Statement
Attachments: APS Workshop Minutes CM Comments.docx; Gentoo Group.xlsx
Follow Up Flag: Follow up
Flag Status: Flagged

Cheryl

Another one for the folder from Gentoo Group.

Thanks

Gary

From: [Redacted]
Sent: 09 June 2020 16:35
To: [Redacted]
Subject: RE: Annual Position Statement

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Gary,

Following on from Jane's email below, please find attached the response on behalf of Gentoo Group. The changes sought on the spreadsheet are in red and we have undertaken track changes/comments on the minutes.

I trust this is clear, however if you require any clarification, please do not hesitate to contact me.

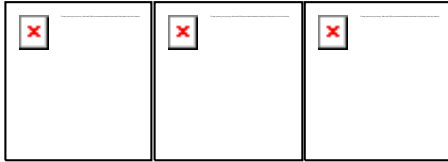
Kind regards,

Chris

Chris [Redacted]
[Redacted]

[Redacted]

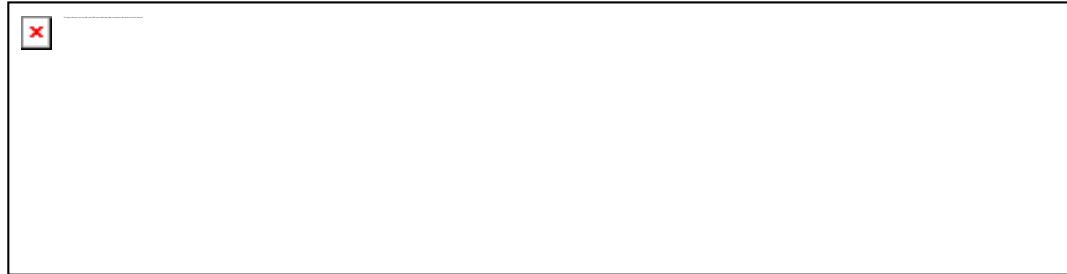
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www.pegasusgroup.co.uk

***** IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19 *****



From: [REDACTED]

Sent: 09 June 2020 14:57

To: [REDACTED]

Dear Gary,

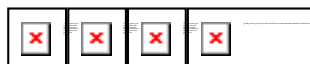
Further to your e-mail below, please find attached an updated spread sheet showing projections for Gentoo Homes (private sales) sites.

Chris [REDACTED] from Pegasus will be responding in relation to the remaining Gentoo Group sites.

Kind regards,
Jane

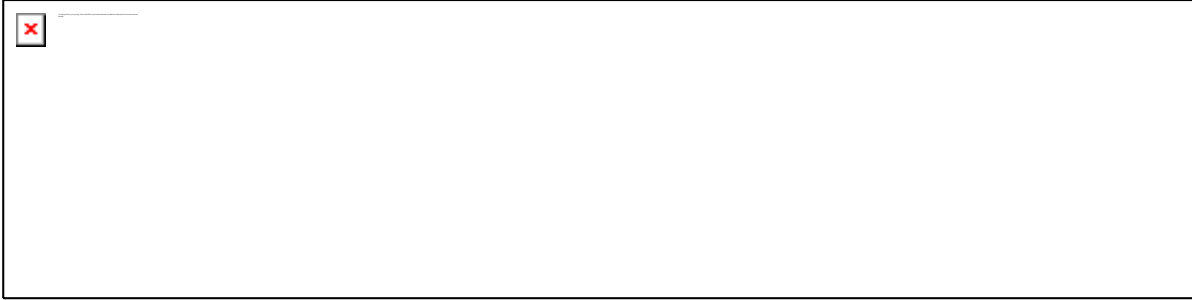
Jane [REDACTED]

[REDACTED]



SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Plannng Ref.	Decision Date	Total number of net units	NPPF Annex 2 Deliverability Criteria
711	Kidderminster Road	Sunderland North	Permitted – Started on site.	Gentoo Group	19/00214/FUL	01/11/2019	56	a
732	Avenue Vivian And Rose Avenue	Coalfield	Permitted – Started on site.	Gentoo Group	19/00974/FUL	02/10/2019	49	a
079	Hylton Lane/Blaydon Ave, Hylton Lane	Sunderland North	Application pending	Gentoo Group	18/00527/FUL		71	b

Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period	Comments/Jusitfication
0	12	44	0	0	0	0	Slow down in delivery this year owing to Covid-19 restrictions, although anticipated that this will pick-up the following year and that site is still deliverable over the five year period
0	11	38	0	0	0	0	Original planning permission was for 44no. Units, layout amended to 43no. Units (20/00566/VAR), however a separate application is submitted for 6no. Extra dwellings, taking total up to 49no. New homes (20/00704/FUL). This year's delivery has been affected by Covid-19 restrictions, although this will be made up in year 2 and site is still deliverable within the 5 year period.
0	0	40	31	0	0	0	New application being prepared. Part of Gentoo's Affordalbe Home programme which envisages delivery od the site within five years. Given extant housing allocations, there is a clear prospect that this will happen



From: [Redacted]

Sent: 03 June 2020 16:25

To: [Redacted]

Subject: Annual Position Statement

This email has been sent from OUTSIDE of Gentoo. If you have any concerns (unknown sender, unusual subject, suspicious link or if something just feels wrong) do not click on links or open attachments. Contact the IT Service Desk if you are unsure.

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [Redacted] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [Redacted]
[Redacted]
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN
[Redacted]
www.sunderland.gov.uk

[REDACTED]

From: [REDACTED]
Sent: 01 June 2020 17:31
To: [REDACTED]
Subject: FW: 5 year land supply event

Hi everyone

One issue raised – dealing with over delivery (see below)

Cheryl

From: [REDACTED]
Sent: 01 June 2020 13:43
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 5 year land supply event

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Dear Cheryl,

Ahead of tomorrow's meeting, we set out our comments below on the 5YHLS information on behalf of Gentoo Group. This is separate to those sites which are being delivered by Gentoo Homes.

We understand that Emma Bond at Gentoo contacted your colleague in late April with an update on their sites and those which Gentoo wish to promote. In light of this we offer the following comments:

Comments on the Calculation of the Five Year Requirement

We agree that as the Council is seeking to fix its 5 year housing land supply position, the 10% buffer is appropriate. The annualised housing requirement of 745 dwellings per annum is also correct and reflects the housing requirement within the adopted CSDP.

However, given that the housing requirement in the CSDP is expressed as a minimum (to reflect the principles in paragraph 59 of the NPPF), we do not agree with netting off the overprovision of housing over the period 2015 – 2020 (273 dwellings), as the result of this is effectively to treat the annualised requirement as a cap or a ceiling. Whilst the overprovision over this period can be noted (and would indicate currently a good supply of deliverable housing land), using it to lessen the requirement in the next 5 years is inconsistent with the approach that housing requirement figures are minima and there is a need to 'significantly boost' the supply of new homes (as outlined in the NPPF).

We therefore consider the requirement should be:

- Annual housing requirement = 745 dwellings.
- Five year requirement = 3,725 dwellings.
- No undersupply to date (so no shortfall to address).
- Addition of 10% buffer – 372.5 dwellings (rounded up to 373 dwellings).
- Total 5 Year Requirement = 4,098 dwellings.

Gentoo Group Sites Contained in SCC Spreadsheet

The following sites are included within the Council's 5 year housing land supply assumptions. We provide commentary on these:

- Avenue Vivian and Rose Avenue (Site 732) – Application was originally for 44no. dwellings, this is being reduced to 43no. dwellings, although there is a separate planning application submitted for another 6no. dwellings (bringing the total to 49no. dwellings). It is envisaged that 11 units will be delivered by 2020/21 with the remaining (38no units) delivered in 2021/22.
- Hylton Lane/Blaydon Avenue (Site 079) – Delivery of this is anticipated to be earlier with 40 units delivered in 2021/22 and 31 units to be delivered in 2022/23. A revised planning application (for the same number of dwellings) is to be submitted shortly.
- Kidderminster Road (Site 711) – This revised delivery assumptions for this are 12no. units for 2020/21 and 44no. units for 2021/22.

Additional Sites to Consider

Gentoo's submission to the Council in April this year outlined a number of sites which they envisage will be deliverable within 5 years. It is worth noting in particular that there are a number of sites where planning applications are to be submitted shortly. These are:

- Eastbourne Square, Carley Hill (Site 243) – 24 dwellings.
- Cricklewood Road, Hylton Castle (Site 439) – 11 dwellings.
- Cragdale Gardens, Peat Carr (Site 440) – 86 dwellings.
- Prestbury Road, Sunderland (not currently in the SHLAA) – 10 dwellings.
- Willows Close, Washington (not currently in the SHLAA) – 13 dwellings.
- Keighley Ave, Downhill (not currently in the SHLAA) – 41 dwellings.
- Conishead Centre, Silksworth (not currently in the SHLAA) – 13 dwellings.

I trust these comments will be taken into account and we look forward to discussing them in more detail tomorrow.

Kind regards,

Chris

Chris

Pegasus Group

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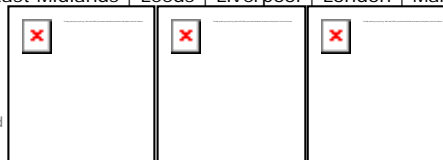
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www.pegasusgroup.co.uk



***** IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19 *****

[REDACTED]

From: [REDACTED]
Sent: 05 December 2019 16:47
To: [REDACTED]
Subject: RE: application update

Hi Joanne,

Apparently its on Gentoo's backburner – they are looking at the site layout and type of housing again. It might end up being 100% affordable housing. We anticipate that the current application might be withdrawn in due course and a new one submitted.

Thanks,
Andrew

From: [REDACTED]
Sent: 05 December 2019 16:17
To: [REDACTED]
Subject: FW: application update

Hi Andrew,

Any updates on this application ?

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

From: [REDACTED]
Sent: 10 October 2019 13:00
To: [REDACTED]
Subject: application update

Hi Andrew,

I am after an update on your application for Hylton Lane/Blaydon Avenue please. (I am just going through the five-year land supply).

Thanks

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
[REDACTED]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	[REDACTED]
Company	Gentoo Group
Address	Emperor House, 2 Emperor Way, Sunderland, SR3 3XR
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Landowner
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details		
Site Address	Hylton Lane/Blaydon Avenue	Hylton Lane, Sunderland
Planning Application no.	18/00527/FUL	
SHLAA Site Ref (if known)	079	
Number of remaining dwellings to build on site	71	

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?

- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	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	2033 and beyond
Market units															
Affordable Units			40	31											
Demolitions and or/conversion losses															
Site deliverability commentary	No clearance required Single owner No issues that may affect delivery No abnormal costs identified No legal constraints which may affect delivery														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

DATA PROTECTION AND FREEDOM OF INFORMATION



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

This includes the information used in preparation and update of the Strategic Housing Land Availability (SHLAA), housing supply position statement, Housing Implementation Strategy and any other planning document reporting the Council's housing supply position. The purposes for collecting data are:

- To assist in the preparation of the strategic planning policy documents;
- To contact you regarding your responses given in your form (if required);
- For evaluation by an agreed Panel of representative from the housebuilding industry (if required) in line with the Sunderland Strategic Housing Land Availability Methodology; and
- To compile reports of responses for Sunderland City Council's decision making process.

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

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

Print Name		Date	30/1/2020
Signed			

Please note forms that are not signed and dated can not be accepted. Electronic signatures will be accepted.

Appendix 24 (54)

091 Southwick Primary School, Clarence
Street

From: [REDACTED]
Sent: 09 June 2020 11:34
To: [REDACTED]
Subject: Annual Position Statement
Attachments: Copy of Engie on behalf of Bernicia southwick amended.xlsx; Copy of Bernicia amended summerhill.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

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Morning Cheryl,

Couple of changes – bringing numbers forward.

Regards
 Jeff

Jeff

BERNICIA



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SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Plannng Ref.	Decision Date	Total number of net units
091	Southwick Primary School, Clarence Street	Sunderland North	Application pending	Engie on behalf of Bernicia	19/01740/FU4		37

NPPF Annex 2 Deliverability Criteria	Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
b	0	0	37	0	0	0	0

[REDACTED]

From: [REDACTED]
Sent: 20 February 2020 15:53
To: [REDACTED]
Subject: Land at former Southwick primary school
Attachments: Delivery Proforma.docx

Hi Sean,

I am aware your planning application for the above site is being reported to planning committee next month. We have the site within our five-year land supply and as part of demonstrating the five-year land supply is deliverable we require written confirmation from developers that firm progress is being made with the site, delivery intentions, including anticipated start and build-out rates.

As such we have prepared pro-formas which we are asking you to complete, sign and return to us asap to demonstrate a sites deliverability.

The work we are undertaking now will also help inform the Allocations and Designations Plan as we are working on that plan now.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans
Sunderland City Council
[REDACTED]

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For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Appendix 24 (55)

194 Land at Lambton Lane

[REDACTED]

From: [REDACTED]
Sent: 09 June 2020 10:23
To: [REDACTED]
Subject: FW: Annual Position Statement
Attachments: Persimmon Adjusted Trajectory 08.06.2020.xlsx

FYI

From: [REDACTED]
Sent: 09 June 2020 09:11
To: [REDACTED]
Subject: RE: Annual Position Statement

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Kathryn,

Please find attached adjusted trajectories for the Persimmon sites.

As we discussed on the videocall its really difficult to gauge accurately the effects of Covid-19 both in the short and longer term. As an example I looked at the sales rate at both Coaley Lane, Newbottle and North Road, Hetton over the last 12 months and compared sales rates since lockdown against the average rate for those months lockdown was not in place. Sales rates dropped 10% on Newbottle and 85% on the Hetton which is likely the bottom end and higher end of impacts.

That being said I sought advice from our group planning director who has a wider handle on the effect covid has had so far nationally and he has advised we think there will be a 30% drop in output this year as a result.

I have adjusted the trajectory to reflect this and also taken a more cautious approach to delivery rates in years 2-5 as a reflection of the uncertainty of economic health, job losses, mortgage availability etc. once things start to begin to return to normal.

Unfortunately there is no hard evidence to back up these changes other than a best estimation at this stage and market sentiments longer term. I have tried to remain positive on output as much as I can but clearly some consideration must be given to the current uncertainty.

Regards,

Adam [REDACTED]

Persimmon Homes (Durham)
Persimmon House
Bowburn North Industrial Estate
County Durham
DH6 5PF

From: [REDACTED]
Sent: 03 June 2020 16:31
To: [REDACTED]
Subject: Annual Position Statement

SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Planngg Ref.	Decision Date	Total number of net units	NPPF Annex 2 Deliverability Criteria
138	Land at North Road	Coalfield	Permitted – under construction	Persimmon	17/00806/REM	02/02/2018	300	a
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Coalfield	Permitted – under construction	Persimmon	15/00815/HYB	14/03/2016	288	a
342	Land at Mill Hill, Silksworth Road	Sunderland South	Permitted – not started	Persimmon	18/01877/REM	15/11/2019	250	a
426A	Willow Farm land to south, Ryhope (North)	Sunderland South	Permitted (Outline) – Not started	Persimmon	16/01502/OU4	22/12/2017	450	b
194	Land at Lambton Lane	Coalfield	Application pending	Persimmon	17/00589/FUL		252	b
330A	Philadelphia Complex	Coalfield	Permitted (Outline) – Not started	Persimmon	14/00538/HYB (Hybrid) 17/02246/REM 19/00804/REM (Pending)	10/06/2016 (Hybrid) 17/02246/REM (21/2/18 - 13 aff hsg units)	465	b

Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period	
29	28	30	40	40	40	71	30% reduction last years completions for 2020/21. Easing back to pre-Covid delivery levels 2022/23
145	19	23	26	26	26	23	30% reduction last years completions for 2020/21. Easing back to pre-Covid delivery levels 2022/23
0	5	15	30	30	30	140	Slight reduction in expected completions 2020/21 due to delays caused by covid restrictions. As new site effect of no show home in combination with Covid with exacerbate effect on sales. Returing to normal delivery levels 2022/23
0	0	5	25	50	50	320	Site commencement brought forward to 2021/22 to reflect RM now being submitted. Slightly more cautious approach to rates thereafter to reflect uncertainty in where market will be post Covid.
0	0	15	30	30	30	132	Slightly more cautious opening year. Delivery levels returning to pre-covid levels 2022/23
4	5	20	40	40	40	320	2020/21 completions reduced to reflect delays in planning and expected delays caused by other contractual conditions. Delivery rates returning to pre-Covid levels 2022/23 however slightly reduced to reflect uncertainty in where the market will be post Covid.

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

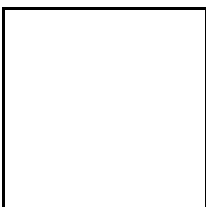
For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN
[REDACTED]



Housing Site Delivery Consultation 2020-25

This consultation seeks to gather site delivery information about major housing development sites in Sunderland to enable the Council to accurately forecast the numbers of houses likely to be built over the next five years and beyond.

The National Planning Policy Framework (NPPF) is very clear that Local Planning Authorities must monitor the progress of development sites that have planning permission. It further states that Local Planning Authorities must compile a five-year housing supply annual position statement and that this should be done through engagement with developers and others who have an impact on delivery. Therefore, we are writing to you to request information in regard to housing delivery on sites linked to you or your organization.

What constitutes a deliverable site?

Annex 2 of the NPPF sets out the definition of a deliverable housing site as being one that is available now, offers a suitable location for development now and is achievable, with a realistic prospect that housing will be delivered on the site within five years. In particular:

1. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
2. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Evidence we require from you

In most instances the Council will be able to provide the evidence to justify or exclude a site from the five year supply. However, there are also circumstances where we rely on you or your organisation to provide additional information to help us assess housing delivery. Evidence we require may include;

1. Timescales for approval of reserved matters applications and discharge of conditions;
2. Confirmation of the developers building intentions and anticipated start and build-out rates;
3. Firm progress with site assessment work; and/or

4. Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large scale infrastructure funding or other similar projects.

The information collected will be used to inform the five year housing supply position and the housing supply position for the plan period. Your input will ensure accuracy in the Council's forecasting, ensuring a robust housing supply position that will be used as an evidence base to inform the preparation of development plan documents and be used in the determination of planning applications.

Please note that this process will be an annual exercise, therefore we will contact you in subsequent years to provide an update for a site.

Submitting your proforma

Please complete the attached proforma and provide all relevant information to assist the Council with forecasting housing delivery. Please complete a separate proforma for each site.

The deadline for return of the proforma is 31st January 2020.

Please note that the Data Protection and Freedom of Information Declaration towards the rear of the proforma, **MUST** be filled in otherwise your proforma will not be accepted.

Please return via the following methods:

E-mail:



Or by Post: Strategic Plans Team, Sunderland City Council, Civic Centre, Sunderland SR2 7DN

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam [REDACTED]
Company	Persimmon Homes
Address	[REDACTED] [REDACTED]
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details		
Site Address	Land at Lambton Lane	
Planning Application no.	17/00589/FUL	
SHLAA Site Ref (if known)	194	
Number of remaining dwellings to build on site	252	

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	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	2033 and beyond
Market units			30	30	30	30	30	30	30	30	12				
Affordable Units															
Demolitions and or/conversion losses															
Site deliverability commentary	Some site clearance works to be completed which will delay delivery of dwellings on the site. Multiple land owners however this will not effect delivery as land assembly complete.														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

DATA PROTECTION AND FREEDOM OF INFORMATION

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

This includes the information used in preparation and update of the Strategic Housing Land Availability (SHLAA), housing supply position statement, Housing Implementation Strategy and any other planning document reporting the Council's housing supply position. The purposes for collecting data are:

- To assist in the preparation of the strategic planning policy documents;
- To contact you regarding your responses given in your form (if required);
- For evaluation by an agreed Panel of representative from the housebuilding industry (if required) in line with the Sunderland Strategic Housing Land Availability Methodology; and
- To compile reports of responses for Sunderland City Council's decision making process.

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

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

Print Name	Adam [REDACTED]	Date	21/02/2020
Signed	[REDACTED]		
Please note forms that are not signed and dated can not be accepted. Electronic signatures will be accepted.			

Appendix 24 (56)

330A Philadelphia Complex

[REDACTED]

From: [REDACTED]
Sent: 16 July 2020 11:48
To: [REDACTED]
Subject: FW: APS

Hi Kathryn,

Additional information to go with Appendix 24 and to be redacted. As it refers to 4 different sites it will need to go in 4 times, I have put in red below the site reference number.

Thanks

Joanne

From: [REDACTED]
Sent: 16 July 2020 09:29
To: [REDACTED]
Subject: RE: APS

Joanne,

To confirm amendments Persimmon Homes are comfortable making to our APS submission;

- 138 -North Road, Hetton - +5 unit increase to year 2021/22 to 35
- 417- Newbottle - +4 unit increase to 2020/21 to 23
- 426A- Willow Farm - +5 unit increase to 2022/23 to 30
- 330A- Philadelphia - +4 unit increase to 2020/21 to 9 to reflect separate 4 unit Affordable application by 3rd party.

Regards,

Adam [REDACTED]

Persimmon Homes (Durham)
Persimmon House
Bowburn North Industrial Estate
County Durham
DH6 5PF

From: [REDACTED]
Sent: 15 July 2020 19:21
To: [REDACTED]
Subject: RE: APS

Thanks Adam, I will call you about 9.

From: [REDACTED]
Sent: 15 July 2020 19:20
To: [REDACTED]
Subject: Re: APS

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Joanne,

Yes no problem. I'm back in the office now so best number to get me on will be [REDACTED]

Regards

Adam [REDACTED]

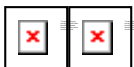
From: [REDACTED]
Sent: Wednesday, July 15, 2020 6:40:33 PM
To: [REDACTED]
Subject: APS

Hi Adam,

Are you oaky for a quick 5 min call tomorrow morning about 9am just regarding APS?

Regards

Joanne



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[REDACTED]

From: [REDACTED]
Sent: 09 June 2020 10:23
To: [REDACTED]
Subject: FW: Annual Position Statement
Attachments: Persimmon Adjusted Trajectory 08.06.2020.xlsx

FYI

From: [REDACTED]
Sent: 09 June 2020 09:11
To: [REDACTED]
Subject: RE: Annual Position Statement

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Kathryn,

Please find attached adjusted trajectories for the Persimmon sites.

As we discussed on the videocall its really difficult to gauge accurately the effects of Covid-19 both in the short and longer term. As an example I looked at the sales rate at both Coaley Lane, Newbottle and North Road, Hetton over the last 12 months and compared sales rates since lockdown against the average rate for those months lockdown was not in place. Sales rates dropped 10% on Newbottle and 85% on the Hetton which is likely the bottom end and higher end of impacts.

That being said I sought advice from our group planning director who has a wider handle on the effect covid has had so far nationally and he has advised we think there will be a 30% drop in output this year as a result.

I have adjusted the trajectory to reflect this and also taken a more cautious approach to delivery rates in years 2-5 as a reflection of the uncertainty of economic health, job losses, mortgage availability etc. once things start to begin to return to normal.

Unfortunately there is no hard evidence to back up these changes other than a best estimation at this stage and market sentiments longer term. I have tried to remain positive on output as much as I can but clearly some consideration must be given to the current uncertainty.

Regards,

Adam [REDACTED]

Persimmon Homes (Durham)
Persimmon House
Bowburn North Industrial Estate
County Durham
DH6 5PF

From: [REDACTED]
Sent: 03 June 2020 16:31
To: [REDACTED]
Subject: Annual Position Statement

SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Planngng Ref.	Decision Date	Total number of net units	NPPF Annex 2 Deliverability Criteria
138	Land at North Road	Coalfield	Permitted – under construction	Persimmon	17/00806/REM	02/02/2018	300	a
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Coalfield	Permitted – under construction	Persimmon	15/00815/HYB	14/03/2016	288	a
342	Land at Mill Hill, Silksworth Road	Sunderland South	Permitted – not started	Persimmon	18/01877/REM	15/11/2019	250	a
426A	Willow Farm land to south, Ryhope (North)	Sunderland South	Permitted (Outline) – Not started	Persimmon	16/01502/OU4	22/12/2017	450	b
194	Land at Lambton Lane	Coalfield	Application pending	Persimmon	17/00589/FUL		252	b
330A	Philadelphia Complex	Coalfield	Permitted (Outline) – Not started	Persimmon	14/00538/HYB (Hybrid) 17/02246/REM 19/00804/REM (Pending)	10/06/2016 (Hybrid) 17/02246/REM (21/2/18 - 13 aff hsg units)	465	b

Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period	
29	28	30	40	40	40	71	30% reduction last years completions for 2020/21. Easing back to pre-Covid delivery levels 2022/23
145	19	23	26	26	26	23	30% reduction last years completions for 2020/21. Easing back to pre-Covid delivery levels 2022/23
0	5	15	30	30	30	140	Slight reduction in expected completions 2020/21 due to delays caused by covid restrictions. As new site effect of no show home in combination with Covid with exacerbate effect on sales. Returing to normal delivery levels 2022/23
0	0	5	25	50	50	320	Site commencement brought forward to 2021/22 to reflect RM now being submitted. Slightly more cautious approach to rates thereafter to reflect uncertainty in where market will be post Covid.
0	0	15	30	30	30	132	Slightly more cautious opening year. Delivery levels returning to pre-covid levels 2022/23
4	5	20	40	40	40	110	2020/21 completions reduced to reflect delays in planning and expected delays caused by other contractual conditions. Delivery rates returning to pre-Covid levels 2022/23 however slightly reduced to reflect uncertainty in where the market will be post Covid.

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

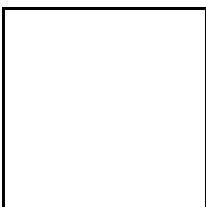
For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided [redacted] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [redacted]
[redacted]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN
[redacted]



Housing Site Delivery Consultation 2020-25

This consultation seeks to gather site delivery information about major housing development sites in Sunderland to enable the Council to accurately forecast the numbers of houses likely to be built over the next five years and beyond.

The National Planning Policy Framework (NPPF) is very clear that Local Planning Authorities must monitor the progress of development sites that have planning permission. It further states that Local Planning Authorities must compile a five-year housing supply annual position statement and that this should be done through engagement with developers and others who have an impact on delivery. Therefore, we are writing to you to request information in regard to housing delivery on sites linked to you or your organization.

What constitutes a deliverable site?

Annex 2 of the NPPF sets out the definition of a deliverable housing site as being one that is available now, offers a suitable location for development now and is achievable, with a realistic prospect that housing will be delivered on the site within five years. In particular:

1. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
2. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Evidence we require from you

In most instances the Council will be able to provide the evidence to justify or exclude a site from the five year supply. However, there are also circumstances where we rely on you or your organisation to provide additional information to help us assess housing delivery. Evidence we require may include;

1. Timescales for approval of reserved matters applications and discharge of conditions;
2. Confirmation of the developers building intentions and anticipated start and build-out rates;
3. Firm progress with site assessment work; and/or

4. Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large scale infrastructure funding or other similar projects.

The information collected will be used to inform the five year housing supply position and the housing supply position for the plan period. Your input will ensure accuracy in the Council's forecasting, ensuring a robust housing supply position that will be used as an evidence base to inform the preparation of development plan documents and be used in the determination of planning applications.

Please note that this process will be an annual exercise, therefore we will contact you in subsequent years to provide an update for a site.

Submitting your proforma

Please complete the attached proforma and provide all relevant information to assist the Council with forecasting housing delivery. Please complete a separate proforma for each site.

The deadline for return of the proforma is 31st January 2020.

Please note that the Data Protection and Freedom of Information Declaration towards the rear of the proforma, **MUST** be filled in otherwise your proforma will not be accepted.

Please return via the following methods:

E-mail:



Or by Post: Strategic Plans Team, Sunderland City Council, Civic Centre, Sunderland SR2 7DN

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam [REDACTED]
Company	Persimmon Homes
Address	[REDACTED] [REDACTED]
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	Philadelphia Estates

Site Details		
Site Address	Philadelphia Complex	
Planning Application no.	14/00538/HYB	
SHLAA Site Ref (if known)	330A	
Number of remaining dwellings to build on site	500	

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	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	2033 and beyond
Market units			20	50	50	50	50	50	50	50	50	50	30		
Affordable Units															
Demolitions and or/conversion losses															
Site deliverability commentary	No deliverability issues.														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

DATA PROTECTION AND FREEDOM OF INFORMATION

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

This includes the information used in preparation and update of the Strategic Housing Land Availability (SHLAA), housing supply position statement, Housing Implementation Strategy and any other planning document reporting the Council's housing supply position. The purposes for collecting data are:

- To assist in the preparation of the strategic planning policy documents;
- To contact you regarding your responses given in your form (if required);
- For evaluation by an agreed Panel of representative from the housebuilding industry (if required) in line with the Sunderland Strategic Housing Land Availability Methodology; and
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The above purposes may require public disclosure of any data received by Sunderland City Council in consultation responses, in accordance with the Freedom of Information Act 2000. The forms may also be used in discussion with consultees, but the contact information will be detached and kept separate.

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

Print Name	Adam [REDACTED]	Date	21.02.2020
Signed	[REDACTED SIGNATURE]		
Please note forms that are not signed and dated can not be accepted. Electronic signatures will be accepted.			

Appendix 24 (57)

413 Seaburn Amusements, Whitburn Road

[Redacted]

From: [Redacted]
Sent: 22 July 2020 10:40
To: [Redacted]
Subject: FW: Site Updates

Kathryn,

Additional e-mail for Appendix 24. It will need to go in 3 times I have popped in red below the site numbers.

[Redacted]

Thanks

Joanne

Joanne [Redacted]
[Redacted]
Strategic Plans and Housing
Sunderland City Council
[Redacted]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

From: [Redacted]
Sent: 21 July 2020 13:07
To: [Redacted]
Subject: Site Updates

Joanne

Please find below updates in relation to the Vaux, Seaburn and Usworth sites.

[Redacted]

413- Seaburn

Siglion has recently exchanged contracts with Avant Homes for the first phase of residential development at Seaburn. Avant obtained reserved matters planning consent in March 2020 and is targeting a start on site following legal completion in early August 2020. First occupations are expected in early 2021.

[Redacted]

[Redacted]

Regards

Neil [Redacted]
[Redacted]

Sunderland City Council
Civic Centre
Burdon Road
Sunderland
SR2 7DN

[Redacted]



From: [REDACTED]
Sent: 10 June 2020 15:39
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Seaburn housing development, Sunderland SHLAA site 413

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Hi Clive
The units for Seaburn have changed and should now be the following (depending on your year end)...

20 units for the calendar year ending Dec 21
(0 units for period ending April 21)
30 units for calendar year ending Dec 22
(30 units for period ending April 22)
32 units for calendar year ending Dec 23
(30 units for period ending April 23)
(22 units for period ending April 24)

Hope this helps.
Kind regards
MARK [REDACTED]



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From: [REDACTED]
Sent: 10 June 2020 15:06
To: [REDACTED]
Subject: [EXTERNAL] Seaburn housing development, Sunderland SHLAA site 413

Importance: High

Dear Nick/Mark,
Following your recent e-mail correspondence with my colleague [REDACTED] with regards the above site could you provide any further updates as to the delivery of the development and confirm if the forecasts we have set out in the five-year land supply are still correct, in terms of when completions are programmed and the number of units each year, particularly with delays due to COVID-19.

Our delivery forecast for your site is as follows:
237 homes in total delivery.

2020-21 10 homes complete;
2021-22 36 complete
2022-23 36
2023-24 0
2024-25 0
2025-26 30
2026-27 30
2027-28 30
2028-29 30
2029-30 30
2030-31 final 5 completions.

I know this is a massive ask, but if you can email me back by close of play tomorrow (11/6/20) that would be spot-on.

Alternatively, you can ring me on [REDACTED].

Kind regards,

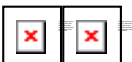
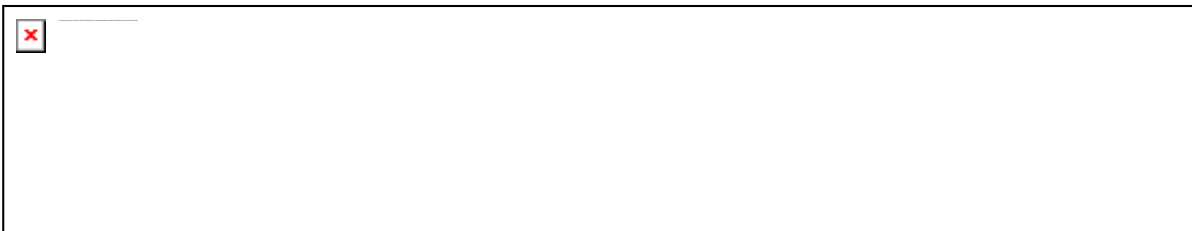
Clive

[REDACTED]

Strategic Plans and Housing
Sunderland City Council
Room 2.64, Civic Centre
Sunderland, SR2 7DN

[REDACTED]

www.sunderland.gov.uk



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[REDACTED]

From: [REDACTED]
Sent: 21 April 2020 09:48
To: [REDACTED]
Subject: Seaburn residential development - site 413
Attachments: Delivery Proforma.docx

Hi Mark,

As part of demonstrating the council has a five-year land supply in place which is deliverable we require **written confirmation** from developers that firm progress is being made with the site, delivery intentions, including anticipated start and build-out rates.

As such we have prepared pro-formas (copy attached) which we are asking land owner/agents/developers to complete, sign and return to us for sites that have not yet started works. We would appreciate if you could explain on the pro-forma how much progress has been made towards delivery.

The work we are undertaking now will also help inform the Allocations and Designations Plan as we are working on that plan now.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

Appendix 24 (58) 477 Land north of Burdon Lane

[REDACTED]

From: [REDACTED]
Sent: 09 June 2020 12:41
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Annual Position Statement

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Afternoon Cheryl

Further to the workshop and previous projections, I can confirm that Story Homes sites:

463A Land to the west of Waterloo Road, Usworth (South) – **no changes to current projection**

128 Black Boy Road land at (Site A) – I note from the workshop the Council is aware that Persimmon are the developer on this site (disposal from Story to PH) based on current planning application, could you therefore amend developer on the table to avoid confusion please.

477 Land north of Burdon Lane – **no changes to current projection**. The consortium took a conservative approach last year, and as you are aware we are in planning, HIF has now been secured and there are multiple developers on site. Therefore on current assumptions agreed to remain as previously advised.

If you require anything further in relation to the above, please do contact me.

Regards
Amanda

From: [REDACTED]
Sent: 03 June 2020 16:40
To: [REDACTED]
Subject: Annual Position Statement

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

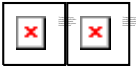
Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning

behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN
[REDACTED]



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[REDACTED]

From: [REDACTED]
Sent: 28 February 2020 17:26
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Five-year land supply/SHLAA - LNBL [NLP-DMS.FID448187]
Attachments: 477- LNBL - 28.02.2020.docx; 477- LNBL - 28.02.2020.pdf

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Hi Joanne

Sorry for the delay in getting back to you regarding the attached.

Please find an updated form attached (in word and pdf) with the deliverability commentary.

Kind regards

Chris

Chris [REDACTED]
[REDACTED]

lichfields.uk

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 **Think of the environment. Please avoid printing this email unnecessarily.**

From: [REDACTED]
Sent: 20 February 2020 14:38
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Five-year land supply/SHLAA - LNBL

CAUTION: This email originated from an external source.
Hi Neil,

Just wondering if you have had a chance to complete and sign the attached pro-forma for Land North of Burdon Lane site yet ?

Regards

Joanne

From: [REDACTED]
Sent: 27 January 2020 15:23
To: [REDACTED]
Subject: Five-year land supply/SHLAA - LNBL

Hi Neil,

Hope you are well.

I am in the process of updating the SHLAA and the five year land supply and as part of that process we are asking developers/agents to complete a standard pro-forma to demonstrate a sites deliverability.
Can I ask that you fill in and sign the attached pro-forma for the Land North of Burdon Lane, with particular emphasis on the site deliverability commentary.

I have filled out the annual completions based upon the information we discussed at the hearing sessions last year, please feel free to adjust as necessary (I haven't split them between market and affordable as I am not sure of this split).

I have based it upon the Core Strategy site allocation (1,000 dwellings), rather than the figures that are the subject of the planning application. Should it gain permission for something different to the site allocation we would adjust it at the relevant point in time.

Regards

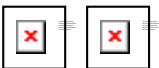
Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

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Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>



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Housing Site Delivery Consultation 2020-25

This consultation seeks to gather site delivery information about major housing development sites in Sunderland to enable the Council to accurately forecast the numbers of houses likely to be built over the next five years and beyond.

The National Planning Policy Framework (NPPF) is very clear that Local Planning Authorities must monitor the progress of development sites that have planning permission. It further states that Local Planning Authorities must compile a five-year housing supply annual position statement and that this should be done through engagement with developers and others who have an impact on delivery. Therefore, we are writing to you to request information in regard to housing delivery on sites linked to you or your organization.

What constitutes a deliverable site?

Annex 2 of the NPPF sets out the definition of a deliverable housing site as being one that is available now, offers a suitable location for development now and is achievable, with a realistic prospect that housing will be delivered on the site within five years. In particular:

1. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
2. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Evidence we require from you

In most instances the Council will be able to provide the evidence to justify or exclude a site from the five year supply. However, there are also circumstances where we rely on you or your organisation to provide additional information to help us assess housing delivery. Evidence we require may include;

1. Timescales for approval of reserved matters applications and discharge of conditions;
2. Confirmation of the developers building intentions and anticipated start and build-out rates;
3. Firm progress with site assessment work; and/or

4. Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large scale infrastructure funding or other similar projects.

The information collected will be used to inform the five year housing supply position and the housing supply position for the plan period. Your input will ensure accuracy in the Council's forecasting, ensuring a robust housing supply position that will be used as an evidence base to inform the preparation of development plan documents and be used in the determination of planning applications.

Please note that this process will be an annual exercise, therefore we will contact you in subsequent years to provide an update for a site.

Submitting your proforma

Please complete the attached proforma and provide all relevant information to assist the Council with forecasting housing delivery. Please complete a separate proforma for each site.

The deadline for return of the proforma is 31st January 2020.

Please note that the Data Protection and Freedom of Information Declaration towards the rear of the proforma, **MUST** be filled in otherwise your proforma will not be accepted.

Please return via the following methods:

E-mail: 

Or by Post: Strategic Plans Team, Sunderland City Council, Civic Centre, Sunderland SR2 7DN

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Chris [REDACTED]
Company	[REDACTED] [REDACTED] [REDACTED]
Address	The St Nicholas Building, St Nicholas Street, Newcastle upon Tyne NE1 1RF
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Agent
If you are acting on behalf of an owner, please provide the name and address of the owner.	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

Site Details		
Site Address	Land North of Burdon Lane	
Planning Application no.	19/01497/HY4	
SHLAA Site Ref (if known)	477	
Number of remaining dwellings to build on site	1025	

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site’s deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	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	2033 and beyond
Market units				30	45	60	65	65	65	65	65	65	65	65	370
Affordable Units															
Demolitions and or/conversion losses															
Site deliverability commentary	<p>Land North of Burdon Lane is suitable for development, is available for development now, and is achievable. The site has the benefit of three end developers (Taylor Wimpey, Persimmon and Story Homes) who have been actively promoting the site for a number of years. This will provide multiple delivery outlets and ensure the site delivers new homes to meet the housing need.</p> <p>The site is subject to two live planning applications (ref. 18/00640/FUL and more recently 19/01497/HY4) which propose a combined total of 1025 dwellings, together with a neighbourhood centre and associated infrastructure and landscaping. We are working towards determination of the applications by Summer 2020. The timescales before first completion of dwellings in 2022/23 is a conservative estimate for the resolution of Section 106 and completion of land, discharge of planning conditions and site preparatory works.</p>														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

DATA PROTECTION AND FREEDOM OF INFORMATION



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

This includes the information used in preparation and update of the Strategic Housing Land Availability (SHLAA), housing supply position statement, Housing Implementation Strategy and any other planning document reporting the Council's housing supply position. The purposes for collecting data are:

- To assist in the preparation of the strategic planning policy documents;
- To contact you regarding your responses given in your form (if required);
- For evaluation by an agreed Panel of representative from the housebuilding industry (if required) in line with the Sunderland Strategic Housing Land Availability Methodology; and
- To compile reports of responses for Sunderland City Council's decision making process.

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

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

Print Name		Date	28.02.2020
Signed			
Please note forms that are not signed and dated can not be accepted. Electronic signatures will be accepted.			

Appendix 24 (59) 407c Land north east of Mount Lane, Springwell Village

[REDACTED]

From: [REDACTED]
Sent: 12 June 2020 09:53
To: [REDACTED]
Subject: FW: Springwell - HGA1

From: [REDACTED]
Sent: 11 June 2020 11:06
To: [REDACTED]
Subject: FW: Springwell - HGA1

From: [REDACTED]
Sent: 11 June 2020 09:51
To: [REDACTED]
Subject: Springwell - HGA1

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Morning Joanne,

The housing developer for Springwell is Homes by Esh.

All relevant surveys for a planning application have been prepared and intrusive site investigations have been undertaken.

We anticipate that planning will be submitted by the end of July 2020.

If you require any additional information please do not hesitate to get in touch.

Kind regards,

Katie [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 05 June 2020 15:15
To: [REDACTED]
Subject: FW: Annual Position Statement

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

From: [REDACTED]
Sent: 05 June 2020 15:07
To: [REDACTED]
Subject: RE: Annual Position Statement

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Hi Kathryn,

We are happy with the trajectory for Springwell.

I think you will need BDW's confirmation on the Washington site.

Kind regards,

Katie

Katie [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Hellens are proud sponsors of European Tour Professional , Graeme Storm for the 2019/2020 season.

Hellens are main sponsors again of the Graeme Storm Mini-Storm golf series for children aged 7 to 10 for 2020. Donations totalling £4,410.70 were raised for The Percy Hedley Foundation at the Mini-Storm golf series in 2019. Hellens would like to thank everyone who supported the events and made it a success!

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 The Percy Hedley Foundation

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

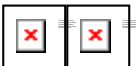
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Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN
[REDACTED]
www.sunderland.gov.uk



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Appendix 24 (60)
463A Land to the west of Waterloo Road,
Usworth (South)

[REDACTED]

From: [REDACTED]
Sent: 07 July 2020 08:37
To: [REDACTED]
Subject: FW: Land to the west of Waterloo Road, Usworth- 463A

I think I have sent you this already, it is for site 463A Usworth to go within Appendix 24.

From: [REDACTED]
Sent: 02 July 2020 14:18
To: [REDACTED]
Subject: RE: Land to the west of Waterloo Road, Usworth- 463A

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Afternoon Joanne

Further to your below email, please note the following responses:

1. To date the following have been undertaken:
 - Flood Risk Assessment and Drainage Strategy – CK21
 - Ecology – E3 (updated surveys I believe had been instructed but await reports)
 - Topo – Site scan
 - Noise Assessment – LA Environmental
 - Archaeology – Durham University
 - Agricultural – Strutt & Parker
 - Highways Appraisal – SAJ Consultants
 - LVIA – Pegasus

All of the above have been summarised in a technical summary report which I provide should this be of use.

2. We are liaising with the landowners to ascertain a suitable submission date and currently anticipating a planning application to be submitted within the next 12-14 months, to allow adequate time for updated surveys and appropriate measures to enable a public consultation to be held.
3. Yes, Story Homes have the benefit of an option agreement on the site which is conditional upon obtaining satisfactory planning consent.

Regards
Amanda

From: [REDACTED]
Sent: 02 July 2020 10:21
To: [REDACTED]
Subject: Land to the west of Waterloo Road, Usworth- 463A

Hi Amanda,

Couple of questions I hope you can assist with regarding the above site and demonstrating deliverability.

1. Can you advise what site works/surveys have been undertaken to progress the site ?
2. When do you anticipate submission of a planning application ?
3. Do Story Homes hold an option on the site ?

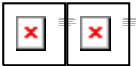
Regards

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans
Sunderland City Council
Tel: (0191) 561 2432

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk



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[REDACTED]

From: [REDACTED]
Sent: 22 July 2020 10:40
To: [REDACTED]
Subject: FW: Site Updates

Kathryn,

Additional e-mail for Appendix 24. It will need to go in 3 times I have popped in red below the site numbers.

[REDACTED]

Thanks

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

From: [REDACTED]
Sent: 21 July 2020 13:07
To: [REDACTED]
Subject: Site Updates

Joanne

Please find below updates in relation to the Vaux, Seaburn and Usworth sites.

[REDACTED]

[REDACTED]

463A- Usworth – Story Homes

This development forms part of the more strategic North East Washington Regeneration area. Part of the regeneration includes improvements to the local highways network and in that regard the Council has agreed in principle with Story Homes that an access road can be constructed over Council land to allow this development to proceed.

Regards

Neil [redacted]
[redacted]

Sunderland City Council
Civic Centre
Burdon Road
Sunderland
SR2 7DN

[redacted]
[redacted]



[REDACTED]

From: [REDACTED]
Sent: 12 June 2020 09:53
To: [REDACTED]
Subject: FW: Annual Position Statement

From: [REDACTED]
Sent: 11 June 2020 11:07
To: [REDACTED]
Subject: FW: Annual Position Statement

Chapelgarth phase 2

From: [REDACTED]
Sent: 11 June 2020 08:47
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Annual Position Statement

Morning Joanne

We're currently working towards a planning submission this month and the build out rates will now need to be amended due to the delays in negotiating legal's and the covid situation which has pushed back sites within our BP:

21/22 – 14
22/23 – 36
23/24 – 36

Regards
Amanda

From: [REDACTED]
Sent: 10 June 2020 18:18
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Annual Position Statement

Hi Amanda,

Can I just ask for an update on the Chapelgarth site.
Previously you indicated submission of planning app March 2020 (I can't find this on system, so assume it was delayed) and the following build out:
21/22 – 36 units
22/23 – 36 units
23/24- 43 units

When are you anticipating submitting an application and have your expected build rates been effected by COVID on this site also ?

Regards

Joanne

Joanne [REDACTED]
Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

From: [REDACTED]
Sent: 09 June 2020 12:41
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Annual Position Statement

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Afternoon Cheryl

Further to the workshop and previous projections, I can confirm that Story Homes sites:

463A Land to the west of Waterloo Road, Usworth (South) – **no changes to current projection**

128 Black Boy Road land at (Site A) – I note from the workshop the Council is aware that Persimmon are the developer on this site (disposal from Story to PH) based on current planning application, could you therefore amend developer on the table to avoid confusion please.

477 Land north of Burdon Lane – **no changes to current projection**. The consortium took a conservative approach last year, and as you are aware we are in planning, HIF has now been secured and there are multiple developers on site. Therefore on current assumptions agreed to remain as previously advised.

If you require anything further in relation to the above, please do contact me.

Regards
Amanda

From: [REDACTED]
Sent: 03 June 2020 16:40
To: [REDACTED]
Subject: Annual Position Statement

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

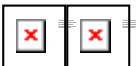
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Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to Cheryl.askell@sunderland.gov.uk by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
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[REDACTED]
www.sunderland.gov.uk



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[REDACTED]

From: [REDACTED]
Sent: 25 February 2020 11:09
To: [REDACTED]
Subject: RE: SHLAA workshop and call for sites
Attachments: Delivery Proforma - Chapelgarth (SHLAA Ref 081).docx; Delivery Proforma - Land North of Usworth (SHLAA Ref 463A).docx

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Morning Joanne

Further to the below and in advance of next Thursday's meeting, please find enclosed 2 duly completed proformas which relate to the Land at Usworth (Ref 463A) and Chapelgarth (Ref 081).

I spoke with Lichfields yesterday in relation to Land North of Burdon Lane (Ref 477) of which the trajectory appears consistent, however we do have a consortium meeting tomorrow and will raise as an agenda item of which will provide a more updated position for them to complete and submit.

Any queries please do let me know.

Regards
Amanda

From: [REDACTED]
Sent: 04 February 2020 12:20
To: [REDACTED]

[REDACTED]

Subject: FW: SHLAA workshop and call for sites

Hi everyone,

It has been brought to my attention that the date for this workshop clashes with Northumberland Local Plan Examination, as such I have pushed it back a week and will now be held on **Thursday 5th March 2020, 10am-12pm.**

Hope you can all make it.

Regards

Joanne

Joanne [REDACTED]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

From: [REDACTED]
Sent: 04 February 2020 11:22
To: [REDACTED]

Subject: SHLAA workshop and call for sites

Dear all,

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

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

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

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

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

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

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

Regards

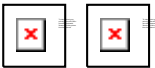
Joanne

Joanne [Redacted]
[Redacted]
[Redacted]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

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Housing Site Delivery Consultation 2020-25

This consultation seeks to gather site delivery information about major housing development sites in Sunderland to enable the Council to accurately forecast the numbers of houses likely to be built over the next five years and beyond.

The National Planning Policy Framework (NPPF) is very clear that Local Planning Authorities must monitor the progress of development sites that have planning permission. It further states that Local Planning Authorities must compile a five-year housing supply annual position statement and that this should be done through engagement with developers and others who have an impact on delivery. Therefore, we are writing to you to request information in regard to housing delivery on sites linked to you or your organization.

What constitutes a deliverable site?

Annex 2 of the NPPF sets out the definition of a deliverable housing site as being one that is available now, offers a suitable location for development now and is achievable, with a realistic prospect that housing will be delivered on the site within five years. In particular:

1. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
2. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Evidence we require from you

In most instances the Council will be able to provide the evidence to justify or exclude a site from the five year supply. However, there are also circumstances where we rely on you or your organisation to provide additional information to help us assess housing delivery. Evidence we require may include;

1. Timescales for approval of reserved matters applications and discharge of conditions;
2. Confirmation of the developers building intentions and anticipated start and build-out rates;
3. Firm progress with site assessment work; and/or

4. Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large scale infrastructure funding or other similar projects.

The information collected will be used to inform the five year housing supply position and the housing supply position for the plan period. Your input will ensure accuracy in the Council's forecasting, ensuring a robust housing supply position that will be used as an evidence base to inform the preparation of development plan documents and be used in the determination of planning applications.

Please note that this process will be an annual exercise, therefore we will contact you in subsequent years to provide an update for a site.

Submitting your proforma

Please complete the attached proforma and provide all relevant information to assist the Council with forecasting housing delivery. Please complete a separate proforma for each site.

Please note that the Data Protection and Freedom of Information Declaration towards the rear of the proforma, **MUST** be filled in otherwise your proforma will not be accepted.

Please return via the following methods:

E-mail: 

Or by Post: Strategic Plans Team, Sunderland City Council, Civic Centre, Sunderland SR2 7DN

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amanda [REDACTED]
Company	Story Homes
Address	Panther House, [REDACTED] [REDACTED]
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details		
Site Address	North of Usworth Hall, Washington	
Planning Application no.	n/a	
SHLAA Site Ref (if known)	463A	
Number of remaining dwellings to build on site	0	0

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be

useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	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	2033 and beyond
Market units				25	30	30	30	30	26						
Affordable Units				6	6	6	6	6							
Demolitions and or/conversion losses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Site deliverability commentary	<p>Story Homes hold an option on the site of which a farm steading remains in situ. A vacant possession clause comes into effect upon legal completion and therefore no issues are perceived in relation to legal constraints.</p> <p>Access to the site is over land owned by Sunderland City Council who we have held discussions with and confirmed, without prejudice that the Council will allow access over this land in principle. Early collaboration with the Council will be sought through the various stages of a planning application to prevent impacts to the timescales indicated above.</p>														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

DATA PROTECTION AND FREEDOM OF INFORMATION

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

This includes the information used in preparation and update of the Strategic Housing Land Availability (SHLAA), housing supply position statement, Housing Implementation Strategy and any other planning document reporting the Council's housing supply position. The purposes for collecting data are:

- To assist in the preparation of the strategic planning policy documents;
- To contact you regarding your responses given in your form (if required);
- For evaluation by an agreed Panel of representative from the housebuilding industry (if required) in line with the Sunderland Strategic Housing Land Availability Methodology; and
- To compile reports of responses for Sunderland City Council's decision making process.

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

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

Print Name	Amanda [REDACTED]	Date	24/02/2020
Signed	[REDACTED]		
Please note forms that are not signed and dated can not be accepted. Electronic signatures will be accepted.			

Appendix 24 (61)
465 Land adjacent to Herrington Country
Park

[REDACTED]

From: [REDACTED]
Sent: 06 July 2020 20:45
To: [REDACTED]
Subject: FW: Peshaw
Attachments: 60683_TWNE - Peshaw Consultation - Community Toolkit - Postcard (invite) A5.pdf

Kathryn,

Further email for appendix 24 for site 465. Can you include the e-mail and the attachment please.

Thanks

Joanne

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
Tel: (0191) 561 2432

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

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From: [REDACTED]
Sent: 02 July 2020 09:22
To: [REDACTED]
Subject: RE: Peshaw

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Morning Joanne,

I'm good thanks, hope all is well with you too.

All ecology surveys have been undertaken in addition to a tree survey. In addition, we have undertaken a full intrusive site investigation. An archaeological geophysical survey has been undertaken in the last couple of weeks, we are just waiting on the final report.

We submitted a request for an EIA scoping opinion in May and once received, we will be able to complete our landscape and visual and cultural heritage assessments to inform a planning application, which is due to be submitted in August 2020.

No formal pre-application has been undertaken to date but we've had some informal discussions with DM and associated disciplines.

We held a virtual public consultation back in March and I attach a copy of the invite as requested.

TW have an option on the site.

I hope this helps, please let me know if you have any further questions.

Kind regards,

Chris

Chris [REDACTED]

****Invoices** Please send invoices electronically – in light of COVID-19 I am primarily working from home.**

[REDACTED]
Taylor Wimpey Strategic Land is a division of Taylor Wimpey UK Limited

Think before you print!



From: [REDACTED]
Sent: 02 July 2020 06:29
To: [REDACTED]
Subject: Peshaw

Hi Chris,

Hope you are keeping well. I have a couple of questions on your Peshaw site to assist with the APS and demonstrating the site's deliverability that I was hoping you could help with.

Could you let me know what works have been undertaken to progress the site ? survey work, S.I's, etc. I believe you have undertaken consultation with the community, if possible could you let me know when this was and could I get a copy of the leaflet you circulated.

Also do Taylor Wimpey own the site or do they have an option on it ?
Have you had any Pre-apps on the site or informal conversations with DM ?

Regards

Joanne

Joanne [REDACTED]
Strategic Plans and Housing
Sunderland City Council
Tel: (0191) 561 2432

www.sunderland.gov.uk

CHISLEHURST ROAD, PENSHAW

PENSHAW@TAYLORWIMPEY.COM

Taylor
Wimpey

Taylor Wimpey are hosting an alternative community consultation for our proposal for land at Chistlehurst Road, Penshaw.

Hello,

Taylor Wimpey is considering submitting a planning application for residential development on an area of land to the north of Chistlehurst Road, Penshaw. The site is allocated for housing development in the recently adopted Core Strategy and Development Plan (CDSP).

In order that the views and opinions of local people can be taken into consideration, our plans were to hold a two day community engagement event. However due to coronavirus (COVID-19), guidance is to avoid large gatherings and events.

Therefore, in the interest of public safety, we are holding an 'alternative' consultation event.

Members of our planning team will be on hand to take calls on

**Thursday 19th March 3pm – 8pm and
Saturday 21st March 9am – 1pm**

Call 0191 516 5423

Alternatively, you can email us at penshaw@taylorwimpey.com where our email will be manned constantly during the event.

We will also be presenting our public consultation boards on our website – www.taylorwimpey.co.uk/penshaw

The boards will be live from Thursday 19th March.

There will be an option to fill in a feedback form, commenting on our proposals.

If you require a printed version of our consultation boards or questionnaire, please contact us on the above number during the event, where we will be happy to accommodate your request.

Next steps

To recap, our community consultation event will be taking place on

- Thursday 19th March – 3pm till 8pm
- Saturday 21st March – 9am till 1pm

During this time, please call a member of our planning team on **0191 5165423** to discuss our proposals

Email us at **penshaw@taylorwimpey.co.uk**

Our email will be manned constantly during the consultation event.

View our proposals at **www.taylorwimpey.co.uk/penshaw**

The website will be live from 19th March

Access our website to fill in a feedback form

If you are unable to gain internet access, call us where we will happily post our consultation boards and questionnaire out to you.

We can only apologise that a consultation event will not take place in the normal manner and we hope a further consultation event can take place during the planning process at a later date.



[REDACTED]

From: [REDACTED]
Sent: 08 June 2020 15:19
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Annual Position Statement
Attachments: Taylor Wimpey 08.06.20.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Kathryn,

Thanks for the call last week.

Please find attached revised projections for our site at Penshaw.

It's very difficult to gauge the impact of COVID-19 and too early to firm up with hard evidence, looking forward into the next 5 years.

You'll see that delivery is projected to be down quite a bit in the first year of build (year 3). This is primarily due to programme delays and the likelihood of slower site set up and build start.

Second year (year 4) has been reduced down slightly, with the third year (year 5) at full projected rate.

Hope this helps.

Kind regards,

Chris

[REDACTED]

****Invoices** Please send invoices electronically – in light of COVID-19 I am primarily working from home.**

[REDACTED] UK Limited

Think before you print!



From: [REDACTED]
Sent: 03 June 2020 16:46
To: [REDACTED]
Subject: Annual Position Statement

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

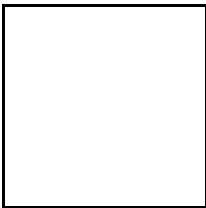
For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN
[REDACTED]
www.sunderland.gov.uk



SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Planng Ref.	Decision Date	Total number of net units
465	Land adjacent to Herrington Country Park	Coalfield	No planning status	Taylor Wimpey			400

NPPF Annex 2 Deliverability Criteria	Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
b	0	0	0	8	36	40	316

From: [REDACTED]
Sent: 14 February 2020 09:08
To: [REDACTED]
Subject: RE: allocated housing site
Attachments: chrisha_2-14-2020_9-01-37.pdf

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Morning Joanne,

Please see attached.

Subject to no legal challenge of the CSDP, we are aiming to submit a planning application this year.

This would bring our programmed first legal completions forward to 2022/23 and completing in 2032/33.

Kind regards,

Chris

Chris [REDACTED]

Think before you print!



From: [REDACTED]
Sent: 12 February 2020 10:17
To: [REDACTED]
Subject: allocated housing site

Hi Chris,

Just a quick e-mail regarding the allocated housing site at Penshaw that is within the adopted CSDP.

Can you provide me with any updates on the site ?

We have it programmed for first completions in year 2025/26 at 40 dwellings per year, delivering 40 units per year and completing in 2034/35. Are these still the expected timescales for delivery ?

Can I also ask that you complete and sign the attached pro-forma for the site to demonstrate deliverability.

Regards

Joanne

Housing Site Delivery Consultation 2020-25

This consultation seeks to gather site delivery information about major housing development sites in Sunderland to enable the Council to accurately forecast the numbers of houses likely to be built over the next five years and beyond.

The National Planning Policy Framework (NPPF) is very clear that Local Planning Authorities must monitor the progress of development sites that have planning permission. It further states that Local Planning Authorities must compile a five-year housing supply annual position statement and that this should be done through engagement with developers and others who have an impact on delivery. Therefore, we are writing to you to request information in regard to housing delivery on sites linked to you or your organization.

What constitutes a deliverable site?

Annex 2 of the NPPF sets out the definition of a deliverable housing site as being one that is available now, offers a suitable location for development now and is achievable, with a realistic prospect that housing will be delivered on the site within five years. In particular:

1. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
2. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Evidence we require from you

In most instances the Council will be able to provide the evidence to justify or exclude a site from the five year supply. However, there are also circumstances where we rely on you or your organisation to provide additional information to help us assess housing delivery. Evidence we require may include;

1. Timescales for approval of reserved matters applications and discharge of conditions;
2. Confirmation of the developers building intentions and anticipated start and build-out rates;
3. Firm progress with site assessment work; and/or

4. Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large scale infrastructure funding or other similar projects.

The information collected will be used to inform the five year housing supply position and the housing supply position for the plan period. Your input will ensure accuracy in the Council's forecasting, ensuring a robust housing supply position that will be used as an evidence base to inform the preparation of development plan documents and be used in the determination of planning applications.

Please note that this process will be an annual exercise, therefore we will contact you in subsequent years to provide an update for a site.

Submitting your proforma

Please complete the attached proforma and provide all relevant information to assist the Council with forecasting housing delivery. Please complete a separate proforma for each site.

Please note that the Data Protection and Freedom of Information Declaration towards the rear of the proforma, **MUST** be filled in otherwise your proforma will not be accepted.

Please return via the following methods:

E-mail:



Or by Post: Strategic Plans Team, Sunderland City Council, Civic Centre, Sunderland SR2 7DN

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Chris [REDACTED]
Company	Taylor Wimpey
Address	Rapier House [REDACTED]
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details		
Site Address	Land adjacent to Herrington Country Park	
Planning Application no.	N/A	
SHLAA Site Ref (if known)	465	
Number of remaining dwellings to build on site	C. 400	

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?

- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	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	2033 and beyond
Market units				36	30	30	30	30	30	30	40	40	40	4	
Affordable Units					10	10	10	10	10	10					
Demolitions and or/conversion losses															
Site deliverability commentary															

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

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

This includes the information used in preparation and update of the Strategic Housing Land Availability (SHLAA), housing supply position statement, Housing Implementation Strategy and any other planning document reporting the Council's housing supply position. The purposes for collecting data are:

- To assist in the preparation of the strategic planning policy documents;
- To contact you regarding your responses given in your form (if required);
- For evaluation by an agreed Panel of representative from the housebuilding industry (if required) in line with the Sunderland Strategic Housing Land Availability Methodology; and
- To compile reports of responses for Sunderland City Council's decision making process.

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

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

Print Name	Chris [REDACTED]	Date	14/02/20
Signed	[REDACTED]		
Please note forms that are not signed and dated can not be accepted. Electronic signatures will be accepted.			

Appendix 24 (62)

567 Land adjacent to George Washington
Golf and Country Club, Usworth

[REDACTED]

From: [REDACTED]
Sent: 12 June 2020 10:44
To: [REDACTED]
Subject: FW: *EXTERNAL: FW: Annual Position Statement
Attachments: Elba Park Projection June 2020.xlsx; Cherry Knowle Projection June 2020.xlsx; Teal Park Projection June 2020.xlsx; Stonecellar Road Projection June 2020.xlsx

From: [REDACTED]
Sent: 12 June 2020 10:16
To: [REDACTED]
Subject: FW: *EXTERNAL: FW: Annual Position Statement

From: [REDACTED]
Sent: 11 June 2020 13:46
To: [REDACTED]
Subject: FW: *EXTERNAL: FW: Annual Position Statement

Louise [REDACTED]
[REDACTED]
[REDACTED]
Civic Centre
Burdon Road
Sunderland
SR2 7DN

From: [REDACTED]
Sent: 11 June 2020 13:45
To: [REDACTED]
Subject: RE: *EXTERNAL: FW: Annual Position Statement

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Hi Kathryn – please find updated trajectories attached.

Louise – as we discussed, SCC’s current pre-application position at Stonecellar Road is that an application would be refused. Obviously BDW want to bring the site forward as quickly as possible but the negative pre-app response is based on a scheme which we consider to be acceptable and it appears we have currently reached a stalemate based on different interpretations of wording in the allocation and its role in decision making. Based on this I don’t consider there to be clear evidence that the site will be deliverable within the next 5 years so I’ve removed units from the site’s trajectory.

As agreed if you could add me to the policy mailing list it would be much appreciated.

Regards

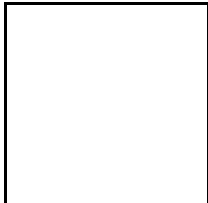
Dominic [redacted]
[redacted]

[redacted]



P Please don't print this e-mail unless you really need to

From: [redacted]
Sent: 11 June 2020 12:39
To: [redacted]
Cc: [redacted]



EXTERNAL EMAIL WARNING

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Hi Dominic
Louise asked me to forward the e-mail I sent to Amy and Neil last week, please see attached and below.
Kind regards
Kathryn

From: Kathryn Stule
Sent: 03 June 2020 16:42
To: [redacted]
Subject: Annual Position Statement

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

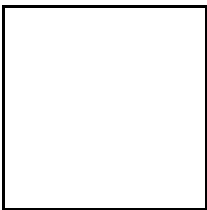
For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [REDACTED] by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards

Gary [REDACTED]
[REDACTED]
Economic Regeneration
Sunderland City Council
Room 2.66, Civic Centre
Sunderland, SR2 7DN
[REDACTED]
www.sunderland.gov.uk



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SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Developer	Plannng Ref.	Decision Date	Total number of net units	NPPF Annex 2 Deliverability Criteria
567	Land adjacent to George Washington Golf and Country Club, Usworth	Washington	No planning status	Barratt			45	b

*Based on pre-application discussions with SCC to date, this site cannot be considered to fall under part

Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
0	0	0	0	0	0	0

b) of the NPPF definition of deliverability.

Appendix 24 (63)

362 Bonnersfield Industrial Units, Bonnersfield Road

[REDACTED]

From: [REDACTED]
Sent: 16 July 2020 16:10
To: [REDACTED]
Subject: FW: Bonnersfield - 16/02247/FUL [NLP-DMS.FID393977]

Hi Kathryn

[REDACTED]

From: [REDACTED]
Sent: 16 July 2020 15:55
To: [REDACTED]
Subject: RE: Bonnersfield - 16/02247/FUL [NLP-DMS.FID393977]

Hi Joanne

I have sought an update on this from the project manager, and understand that the developer is looking to seek discharge of the pre-commencement conditions in August, with a view to starting on site later this year. This could well change in light of coronavirus, but the extension of all planning permissions to April next year should provide some leeway from their perspective.

Hope this helps.

Kind regards

Robert

Robert [REDACTED]

[REDACTED]

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From: [REDACTED]
Sent: 14 July 2020 13:14
To: [REDACTED]
Subject: FW: Bonnersfield - 16/02247/FUL [NLP-DMS.FID393977]

CAUTION: This email originated from an external source.

Hi Robert,

Can I ask if anything progressed with the planning permission on this site ?

Regards

Joanne

Joanne

Strategic Plans and Housing
Sunderland City Council

www.sunderland.gov.uk

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Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

From: [REDACTED]
Sent: 07 January 2020 11:42
To: [REDACTED]
Subject: RE: Bonnersfield - 16/02247/FUL [NLP-DMS.FID393977]

Hi Joanne,

Apologies I missed your previous email.

We haven't yet been engaged by the client to begin discharging pre-commencement conditions on the current consent so I would imagine that 2020 is probably now a little optimistic. I would perhaps update this to 2021.

Kind Regards

Robert

Robert

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From: [REDACTED]
Sent: 07 January 2020 11:29
To: [REDACTED]
Subject: FW: Bonnersfield - 16/02247/FUL [NLP-DMS.FID393977]

CAUTION: This email originated from an external source.

Hi Robert,

Do you have any updates on the site at Bonnersfield ? back in 2018 you mentioned that the scheme would be delivered by 2020.

Regards

Joanne

Joanne [REDACTED]

Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

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Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

From: [REDACTED]

Sent: 14 November 2019 16:10

To: [REDACTED]

Subject: FW: Bonnersfield - 16/02247/FUL [NLP-DMS.FID393977]

Hi Robert,

Just wondering if you are in a position to respond to my e-mail of 9th October, set out below.

Regards

Joanne

Joanne [REDACTED]

Strategic Plans and Housing
Sunderland City Council
[REDACTED]

www.sunderland.gov.uk

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Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

From: [REDACTED]

Sent: 09 October 2019 16:26

To: [REDACTED]

Subject: RE: Bonnersfield - 16/02247/FUL [NLP-DMS.FID393977]

Hi Robert,

Following on from our e-mail conversation last year regarding the above site. I was just wondering if you have any further updates on delivery following the construction contract being out to market ?

Regards

Joanne

Joanne [REDACTED]

Strategic Plans and Housing
Sunderland City Council

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

From: [REDACTED]
Sent: 09 October 2018 09:35
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Bonnersfield - 16/02247/FUL [NLP-DMS.FID393977]

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Hi Joanne,

Based upon our discussions with the developer we understand the site is very much deliverable. The site has recently been cleared of its derelict former industrial buildings and, as you are aware, now has planning permission. A construction contract is now out to the market which suggests the scheme should be delivered by 2020.

I hope this is helpful. If you require any further details then please just let us know and we can seek more detailed information from our client.

Kind regards

Robert

Robert [REDACTED]
[REDACTED]

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From: [REDACTED]
Sent: 08 October 2018 14:49
To: [REDACTED]
Subject: Bonnersfield - 16/02247/FUL

Hi Robert,

I am contacting you as your details are down as agent for the planning approval on the Bonners Field for student and young professional accommodation.

I am currently looking into representations that were received as part of the Local Plan consultation and a comment has been received which questions the deliverability of the above site and states that due to significant remediation works the scheme is unlikely to be unviable and as such it should not be included within the housing supply.

Could you offer any further information on the site so I can rebut this and demonstrate that the site will be coming forward for housing development within the next five years (we have it in the SHLAA for delivering units in years 2020/21).

Regards

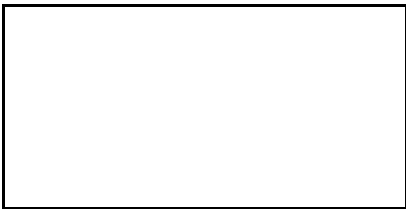
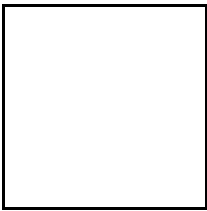
Joanne

Joanne [redacted]
[redacted]
Strategic Plans and Housing
Sunderland City Council
[redacted]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

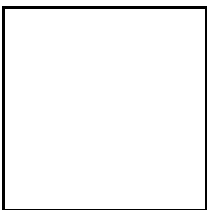
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APPENDIX 25

APPENDIX 25

Representations received to the Draft APS Consultation

<u>Contents</u>	<u>Page No.</u>
06 081 – Chapelgarth Site – Email	502
06 081 – Chapelgarth Site – Comments Form	503
35 711 – Kidderminster Road – Email	505
35 711 – Kidderminster Road – Comments Form	506
36 732 – Avenue Vivian and Rose Avenue – Email	515
36 732 – Avenue Vivian and Rose Avenue – Comments Form	516
42 494 – Chapel Street-Edward Street – Email	525
55 079 – Hylton Lane-Blaydon Avenue, Hylton Lane – Email	526
55 079 – Hylton Lane-Blaydon Avenue, Hylton Lane – Comments Form	527
59 407C – Land North East of Mount Lane, Springwell Village – New Email	536
59 407C – Land North East of Mount Lane, Springwell Village – Email	538
59 407C – Land North East of Mount Lane, Springwell Village – Comments Form	540
64 183 – Sunderland University – Email	542
64 567 – Land Adjacent to George Washington Golf and Country Club – Usworth – New Email	544
64 567 – Land Adjacent to George Washington Golf and Country Club - Usworth – Email	546
64 567 – Land Adjacent to George Washington Golf and Country Club – Usworth - Comments Form	547
Andrew – Ray – Email	550
Comments Sheet – Annual Position Statement (Ray)	551
Gladman – Email	555
Gladman – Comments	558
Transport North East – Email	563

[REDACTED]

From: [REDACTED]
Sent: 29 June 2020 10:01
To: Planning Policy
Subject: Sunderland Annual Position Statement - Comments
Attachments: Comments Sheet - Annual Position Statement.docx

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Morning

Please find attached comments sheet in relation to the site profiles detailed within appendix 2 and specifically SHLAA Ref 081, the start date in regards to developer 2 is incorrect and needs amending for consistency.

Regards
Amanda

Amanda [REDACTED]

Story Homes Ltd
[REDACTED]
[REDACTED]
[REDACTED]

www.storyhomes.co.uk



Please add more rows if required

Sites

SHLAA Reference	081
-----------------	-----

Delivery Rates

Do you agree with the Delivery Rates?	Comments
Yes	

Please suggest any adjustment required to be made to the Delivery Rates

Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

Any other comments on the site

Comments relating to Developer 2 (Story Homes) the delivery rates are accurate, however the start date is incorrectly referenced as November 2020 and should be April 2021. It appears that when the revised trajectories were issued the SOS date wasn't amended to correspond.

Any Evidence to support adjustments to the APS

--

[Redacted]

From: [Redacted]
Sent: 29 June 2020 15:04
To: Planning Policy
Cc: [Redacted]
Subject: P20-1042PL - Gentoo - Comments on the Annual Position Statement
Attachments: Louise [Redacted] Sunderland CC APS Response 29.06.20 (inc Enc).pdf

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Dear Sirs,

On behalf of Gentoo Group, please find attach our response to the Consultation Draft Annual Position Statement.

Please acknowledge receipt of this at your earliest convenience. Should you require any further clarification, please do not hesitate to contact me.

Kind Regards,

Chris [Redacted]

Pegasus Group


PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | HERITAGE

[Redacted]
[Redacted]
[Redacted]

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough | Dublin

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Covid 19 & LPAs
Self Contingency Measures



UPDATED WEEKLY - (CLICK ON LINK TO VIEW DOCUMENT)

001.CM/P20-1042

29th June 2020

Louise [REDACTED]
[REDACTED]

Sunderland City Council
Civic Centre
Sunderland
SR2 7DN

Dear Louise,

**Re: SUNDERLAND CITY COUNCIL
ANNUAL POSITION STATEMENT – CONSULTATION DRAFT
COMMENTS PROVIDED ON BEHALF OF GENTOO GROUP**

Following up on the recent workshop and initial consultation that has been undertaken, we provide comments in relation to the Council's Consultation Draft of its Annual Position Statement (APS) on behalf of Gentoo Group.

The comments comprise this letter as well as the appended Comments Sheets. Both should be read in conjunction with one another.

Background and Context

We understand that through the examination of the now adopted Core Strategy and Development Plan (CSDP), the Council was able to confirm its 5 year housing land supply position up to 31st October 2020. In preparation of this expiring on 1st November 2020, the Council again wishes to confirm its 5 year housing land supply position by the submission and approval of an APS.

As part of this process, the Council has engaged with the development industry to better understand estimated timescales for the delivery of new homes on a number of sites up to 2025.

It is noted that in assessing the future supply of new homes over this period, the Council has examined the definition of 'deliverable' contained within national planning policy and guidance (the National Planning Policy Framework "NPPF" and Planning Practice Guidance "PPG"). This outlines that:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

[REDACTED]

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

It is these two categories which the Council has primarily focussed on when examining its supply up to 2025 and it is these that have formed the basis of discussions to date with the development industry in Sunderland. The approach in the APS also takes into account demolitions and an allowance for small sites but does not make a specific allowance for windfall sites (on the basis that there is no compelling evidence that large windfall sites are consistently available).

As a prominent developer and Registered Provider in Sunderland, Gentoo Group has been part of these discussions and we have already mapped out our views in the relation to the APS process and anticipated delivery of sites. For completeness we nevertheless outline our comments below.

It is also worth highlighting that Gentoo Group is currently embarking on an affordable homes plan which seeks to deliver more than 900 new affordable homes by 2024. It therefore envisages being able to contribute notably to the supply of housing within the city over the coming years.

Gentoo Group's Comments

Requirement over Period 2020 – 2025

We agree that as the Council is seeking to fix its 5 year housing land supply position, the 10% buffer is appropriate. The annualised housing requirement of 745 dwellings per annum is also correct and reflects the housing requirement within the adopted CSDP.

However, given that the housing requirement in the CSDP is expressed as a minimum (to reflect the principles in paragraph 59 of the NPPF), we do not agree with netting off/'banking' the oversupply of housing over the period 2015 – 2020 (273 dwellings) as detailed in paragraphs 4.13 – 4.16 of the APS Consultation Draft.

The reason for this is that the result of this is effectively to treat the annualised requirement as a cap or a ceiling. Whilst the overprovision over this period can be noted (and would indicate currently a good supply of deliverable housing land), using it to lessen the

requirement in the next 5 years is inconsistent with the approach that housing requirement figures are minima and there is a need to 'significantly boost' the supply of new homes (as outlined in the NPPF).

When we raised this as an issue through the recent workshop (see the Action Notes in Appendix 18 of the Consultation Draft of the APS), the Council has highlighted information in the PPG regarding oversupply of housing and that this approach was allowed by the Inspector during the course of the CSDP examination. In relation to the PPG, we note that this states:

"How can past over-supply of housing completions against planned requirements be addressed?"

Where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years." (Reference ID: 68-032-20190722)

Whilst this provides a useful context, we believe this relates to using overprovision of housing against shortfalls which have already taken place (hence reference to 'previous years') rather than 'banking' overprovision to dampen requirements of future years and so we do not agree with the Council in this instance.

In relation to the Inspector's view during the CSDP examination, it is considered by Gentoo Group that whilst the Inspector's report notes the Council's housing land supply position, he does not offer a specific view on the nature of netting-off/banking of any over provision and did not have to, as the 200 dwellings oversupply at the time would have been immaterial to whether the Council had a 5 year supply of deliverable housing land given the forecasted supply at the time.

It should also be highlighted that a number of appeal decisions highlight that any overprovision should not be able to be 'banked' in the way in which the Council has sought to do. This includes Land North of Aylesbury Road, Wendover (reference: APP/J0405/W/16/3158833), Land off Westminster Drive, Dunsville, Doncaster (APP/F4410/W/16/3158500) and Land South of Oakridge, Highnam, Gloucestershire (reference: APP/G1630/W/17/3184272). The latter of which was a Secretary of State decision which, whilst the overall appeal was dismissed (in relation to matters other than housing land supply), the decision nevertheless endorsed the position that a local planning authority cannot net-off/'bank' any oversupply of housing when calculating its 5 year housing land supply requirement.

This Secretary of State decision was consequently subject to a legal challenge by Tewksbury Borough Council on this matter specifically (Tewksbury Borough Council v Secretary of State for Communities Housing and Local Government [2019] EWHC 1775 (Admin)), whereby the judgment which was handed down in July 2019 concluded that the

courts in this case could not judge on this matter. It is therefore considered that the principles of the approach to housing land supply (and not netting-off/banking any oversupply of housing) still stand.

We therefore believe the Council should not be netting off this overprovision and note that such an approach of not banking oversupply is being used in nearby authorities such as Stockton Borough Council.

As a result of this, we therefore consider the requirement should be:

- Annual housing requirement = 745 dwellings.
- Five year requirement = 3,725 dwellings.
- No undersupply to date (so no shortfall to address).
- Addition of 10% buffer – 372.5 dwellings (rounded up to 373 dwellings).
- Total 5 Year Requirement = 4,098 dwellings.

Consideration of Gentoo Group's Sites

We note in the case of 2 of the 3 sites which are being developed by Gentoo Group, the Council agrees with our updated delivery assumptions (as set out in Appendix 1 of the Council's Consultation Draft of the APS). This includes the sites at:

- Kidderminster Road, Sunderland (SHLAA reference: 711); and
- Hylton Lane, Blaydon Avenue (SHLAA reference: 079). For this site the appended Comments Sheet provides additional information in terms of the site's delivery in light of the existing planning application on the site now being withdrawn (application reference: 18/00527/FUL).

This is reflected in the appended Comments Sheets. However, the Council does not agree with the approach in relation to Avenue Vivian and Rose Avenue (SHLAA reference: 732). The original planning application in this regard was for 44no. dwellings (application reference: 19/0094/FUL) and this is now being reduced to 43no. dwellings (application reference: 20/00566/VAR). However, there is an additional related planning application with 6no. residential units being proposed. These are to replace 6no. older properties (application reference: 20/00704/FUL). This planning application is undetermined, hence not currently being included within the Council's forecasted supply (given the parameters that have been set). However, it forms part of the wider Vivian Avenue scheme and will be developed in the next 5 years subject to planning permission being granted.

In addition to this, we now have further delivery information in relation to this site and we now forecast that 5 additional units will be developed in Year 1 with the remaining units developed in Year 2. We have reflected this in the appended Comments Sheets.

Consideration of Other Sites

In addition to this, Gentoo Group also has the following sites which are to be delivered through its affordable homes plan and which it believes will be completed over the next 5 years:

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- Conishead Centre, Silksworth (not currently in the SHLAA) – 13 dwellings.

Whilst these can be considered as larger windfall sites (which the Council has deliberately excluded from the APS), it is Gentoo Group's view that the sites are deliverable within the next 5 years. A recent Consent Order judgment handed down from the High Court of Justice confirms that the Secretary of State views the concept of a site being deliverable within 5 years as not being a 'closed list' (so not only categories A and B outlined above) but rather a matter of planning judgment in terms of other indicators for delivery (East Northamptonshire Council vs Secretary of State for Housing Communities and Local Government, Claim No. CO/917/2020).

In the case of the above sites, these are in sustainable locations and all will have full planning applications submitted on them shortly. All the sites are known to the Council and have been discussed with them previously.

We trust the above comments will be taken into account when finalising the APS. Should you wish to discuss any of these further, please do not hesitate to contact me.

Yours sincerely,



Chris 

Sunderland City Council

Draft Annual Position Statement



Comment Form

Please complete this comments form when making representations on the draft Annual Position Statement. Where you have comments to make in relation multiple sites, please use separate forms.

Developer/ Agent	Pegasus Group on behalf of Gentoo Group
-------------------------	---

Personal Information

Name	Chris [REDACTED]
Organisation	Pegasus Group
Address	[REDACTED]
Post Code	NE1 6AE
Telephone Number	[REDACTED]
Email Address	[REDACTED]

Your Comments

Section/Paragraph/ Table /Appendix	Do you agree/disagree with the APS?	Please outline your issue with the substance contained within the relevant section/paragraph
Paragraphs 4.13 – 4.16	Disagree	We do not agree that the Council should be able to net-off/bank its oversupply of housing from earlier on in the plan period. We detail the reasons why we do not believe this is appropriate in our accompanying letter.

Please add more rows if required

Sites

SHLAA Reference	079 (Hylton Lane/Blaydon Avenue)
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Do you agree with the Delivery Rates?	Comments
Yes	The delivery assumptions reflect the those given to the Council as part of the workshop session and follow up.

Please suggest any adjustment required to be made to the Delivery Rates

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Any other comments on the site

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Irrespective of the withdrawn planning application, the assumed development rates should be maintained.

Please add more rows if required

Sites

SHLAA Reference	711 (Kidderminster Road)
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Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
12	44				

Any other comments on the site

N/A

Any Evidence to support adjustments to the APS

N/A

Please add more rows if required

Sites

SHLAA Reference	732 (Avenue Vivian and Rose Avenue)
-----------------	-------------------------------------

Delivery Rates

Do you agree with the Delivery Rates?	Comments
No	Please see accompanying covering letter for explanation.

Please suggest any adjustment required to be made to the Delivery Rates

Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
5	38				

Any other comments on the site

Further revisions to the site assumptions since the last comments.

Site has a related undetermined application for 6 replacement dwellings (application reference: 20/00704/FUL).

Any Evidence to support adjustments to the APS

[Redacted]

From: [Redacted]
Sent: 29 June 2020 15:04
To: Planning Policy
Cc: [Redacted]
Subject: P20-1042PL - Gentoo - Comments on the Annual Position Statement
Attachments: Louise [Redacted] Sunderland CC APS Response 29.06.20 (inc Enc).pdf

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Dear Sirs,

On behalf of Gentoo Group, please find attach our response to the Consultation Draft Annual Position Statement.

Please acknowledge receipt of this at your earliest convenience. Should you require any further clarification, please do not hesitate to contact me.

Kind Regards,

Chris [Redacted]

Pegasus Group


PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | HERITAGE

[Redacted]
[Redacted]
[Redacted]

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*****IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19*****



Covid 19 & LPAs
Self Contingency Measures



UPDATED WEEKLY - (CLICK ON LINK TO VIEW DOCUMENT)

001.CM/P20-1042

29th June 2020

Louise [REDACTED]
[REDACTED]

Sunderland City Council
Civic Centre
Sunderland
SR2 7DN

Dear Louise,

**Re: SUNDERLAND CITY COUNCIL
ANNUAL POSITION STATEMENT – CONSULTATION DRAFT
COMMENTS PROVIDED ON BEHALF OF GENTOO GROUP**

Following up on the recent workshop and initial consultation that has been undertaken, we provide comments in relation to the Council's Consultation Draft of its Annual Position Statement (APS) on behalf of Gentoo Group.

The comments comprise this letter as well as the appended Comments Sheets. Both should be read in conjunction with one another.

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We understand that through the examination of the now adopted Core Strategy and Development Plan (CSDP), the Council was able to confirm its 5 year housing land supply position up to 31st October 2020. In preparation of this expiring on 1st November 2020, the Council again wishes to confirm its 5 year housing land supply position by the submission and approval of an APS.

As part of this process, the Council has engaged with the development industry to better understand estimated timescales for the delivery of new homes on a number of sites up to 2025.

It is noted that in assessing the future supply of new homes over this period, the Council has examined the definition of 'deliverable' contained within national planning policy and guidance (the National Planning Policy Framework "NPPF" and Planning Practice Guidance "PPG"). This outlines that:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

[REDACTED]

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

It is these two categories which the Council has primarily focussed on when examining its supply up to 2025 and it is these that have formed the basis of discussions to date with the development industry in Sunderland. The approach in the APS also takes into account demolitions and an allowance for small sites but does not make a specific allowance for windfall sites (on the basis that there is no compelling evidence that large windfall sites are consistently available).

As a prominent developer and Registered Provider in Sunderland, Gentoo Group has been part of these discussions and we have already mapped out our views in the relation to the APS process and anticipated delivery of sites. For completeness we nevertheless outline our comments below.

It is also worth highlighting that Gentoo Group is currently embarking on an affordable homes plan which seeks to deliver more than 900 new affordable homes by 2024. It therefore envisages being able to contribute notably to the supply of housing within the city over the coming years.

Gentoo Group's Comments

Requirement over Period 2020 – 2025

We agree that as the Council is seeking to fix its 5 year housing land supply position, the 10% buffer is appropriate. The annualised housing requirement of 745 dwellings per annum is also correct and reflects the housing requirement within the adopted CSDP.

However, given that the housing requirement in the CSDP is expressed as a minimum (to reflect the principles in paragraph 59 of the NPPF), we do not agree with netting off/'banking' the oversupply of housing over the period 2015 – 2020 (273 dwellings) as detailed in paragraphs 4.13 – 4.16 of the APS Consultation Draft.

The reason for this is that the result of this is effectively to treat the annualised requirement as a cap or a ceiling. Whilst the overprovision over this period can be noted (and would indicate currently a good supply of deliverable housing land), using it to lessen the

requirement in the next 5 years is inconsistent with the approach that housing requirement figures are minima and there is a need to 'significantly boost' the supply of new homes (as outlined in the NPPF).

When we raised this as an issue through the recent workshop (see the Action Notes in Appendix 18 of the Consultation Draft of the APS), the Council has highlighted information in the PPG regarding oversupply of housing and that this approach was allowed by the Inspector during the course of the CSDP examination. In relation to the PPG, we note that this states:

"How can past over-supply of housing completions against planned requirements be addressed?"

Where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years." (Reference ID: 68-032-20190722)

Whilst this provides a useful context, we believe this relates to using overprovision of housing against shortfalls which have already taken place (hence reference to 'previous years') rather than 'banking' overprovision to dampen requirements of future years and so we do not agree with the Council in this instance.

In relation to the Inspector's view during the CSDP examination, it is considered by Gentoo Group that the whilst the Inspector's report notes the Council's housing land supply position, he does not offer a specific view on the nature of netting-off/banking of any over provision and did not have to, as the 200 dwellings oversupply at the time would have been immaterial to whether the Council had a 5 year supply of deliverable housing land given the forecasted supply at the time.

It should also be highlighted that a number of appeal decisions highlight that any overprovision should not be able to be 'banked' in the way in which the Council has sought to do. This includes Land North of Aylesbury Road, Wendover (reference: APP/J0405/W/16/3158833), Land off Westminster Drive, Dunsville, Doncaster (APP/F4410/W/16/3158500) and Land South of Oakridge, Highnam, Gloucestershire (reference: APP/G1630/W/17/3184272). The latter of which was a Secretary of State decision which, whilst the overall appeal was dismissed (in relation to matters other than housing land supply), the decision nevertheless endorsed the position that a local planning authority cannot net-off/'bank' any oversupply of housing when calculating its 5 year housing land supply requirement.

This Secretary of State decision was consequently subject to a legal challenge by Tewksbury Borough Council on this matter specifically (Tewksbury Borough Council v Secretary of State for Communities Housing and Local Government [2019] EWHC 1775 (Admin)), whereby the judgment which was handed down in July 2019 concluded that the

courts in this case could not judge on this matter. It is therefore considered that the principles of the approach to housing land supply (and not netting-off/banking any oversupply of housing) still stand.

We therefore believe the Council should not be netting off this overprovision and note that such an approach of not banking oversupply is being used in nearby authorities such as Stockton Borough Council.

As a result of this, we therefore consider the requirement should be:

- Annual housing requirement = 745 dwellings.
- Five year requirement = 3,725 dwellings.
- No undersupply to date (so no shortfall to address).
- Addition of 10% buffer – 372.5 dwellings (rounded up to 373 dwellings).
- Total 5 Year Requirement = 4,098 dwellings.

Consideration of Gentoo Group's Sites

We note in the case of 2 of the 3 sites which are being developed by Gentoo Group, the Council agrees with our updated delivery assumptions (as set out in Appendix 1 of the Council's Consultation Draft of the APS). This includes the sites at:

- Kidderminster Road, Sunderland (SHLAA reference: 711); and
- Hylton Lane, Blaydon Avenue (SHLAA reference: 079). For this site the appended Comments Sheet provides additional information in terms of the site's delivery in light of the existing planning application on the site now being withdrawn (application reference: 18/00527/FUL).

This is reflected in the appended Comments Sheets. However, the Council does not agree with the approach in relation to Avenue Vivian and Rose Avenue (SHLAA reference: 732). The original planning application in this regard was for 44no. dwellings (application reference: 19/0094/FUL) and this is now being reduced to 43no. dwellings (application reference: 20/00566/VAR). However, there is an additional related planning application with 6no. residential units being proposed. These are to replace 6no. older properties (application reference: 20/00704/FUL). This planning application is undetermined, hence not currently being included within the Council's forecasted supply (given the parameters that have been set). However, it forms part of the wider Vivian Avenue scheme and will be developed in the next 5 years subject to planning permission being granted.

In addition to this, we now have further delivery information in relation to this site and we now forecast that 5 additional units will be developed in Year 1 with the remaining units developed in Year 2. We have reflected this in the appended Comments Sheets.

Consideration of Other Sites

In addition to this, Gentoo Group also has the following sites which are to be delivered through its affordable homes plan and which it believes will be completed over the next 5 years:

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We trust the above comments will be taken into account when finalising the APS. Should you wish to discuss any of these further, please do not hesitate to contact me.

Yours sincerely,



Chris 

Sunderland City Council

Draft Annual Position Statement



Comment Form

Please complete this comments form when making representations on the draft Annual Position Statement. Where you have comments to make in relation multiple sites, please use separate forms.

Developer/ Agent	Pegasus Group on behalf of Gentoo Group
-------------------------	---

Personal Information

Name	Chris ██████████
Organisation	Pegasus Group
Address	██████████ ██████████
Post Code	NE1 6AE
Telephone Number	██████████
Email Address	████████████████████

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Section/Paragraph/ Table /Appendix	Do you agree/disagree with the APS?	Please outline your issue with the substance contained within the relevant section/paragraph
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Please add more rows if required

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SHLAA Reference	079 (Hylton Lane/Blaydon Avenue)
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Do you agree with the Delivery Rates?	Comments
Yes	The delivery assumptions reflect the those given to the Council as part of the workshop session and follow up.

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	40	31			

Any other comments on the site

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12	44				

Any other comments on the site

N/A

Any Evidence to support adjustments to the APS

N/A

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Sites

SHLAA Reference	732 (Avenue Vivian and Rose Avenue)
-----------------	-------------------------------------

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No	Please see accompanying covering letter for explanation.

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Any other comments on the site

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Site has a related undetermined application for 6 replacement dwellings (application reference: 20/00704/FUL).

Any Evidence to support adjustments to the APS

[REDACTED]

From: [REDACTED]
Sent: 06 July 2020 06:39
To: [REDACTED]
Subject: FW: hetton

I have responded to [REDACTED], however probably worth popping this with the other e-mails for APS as confirms start in August.

Joanne [REDACTED]
[REDACTED]
Strategic Plans and Housing
Sunderland City Council
Tel: (0191) 561 2432

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Find our new Housing Investment Prospectus at <http://www.sunderland.gov.uk/index.aspx?articleid=8397>

From: [REDACTED]
Sent: 03 July 2020 18:30
To: [REDACTED]
Subject: hetton

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Site - Land at Chapel Street/Edward Street 17/00652/full

Dear Joanne,

Finally people are getting back to work and the Funding Company are now operational and we will get funding this coming week so we can start the project later this month latest August.

They have asked for confirmation that the planning consent is deemed extant by Sunderland Council planning department before the funds are transferred.

If you can do this for me ASAP.it would be appreciated and we can start preparing to start work on the site.

Regards

Donald [REDACTED]



From: [Redacted]
Sent: 29 June 2020 15:04
To: Planning Policy
Cc: [Redacted]
Subject: P20-1042PL - Gentoo - Comments on the Annual Position Statement
Attachments: Louise [Redacted] Sunderland CC APS Response 29.06.20 (inc Enc).pdf

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Chris [Redacted]

Pegasus Group


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*****IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19*****



Covid 19 & LPAs
Self Contingency Measures
UPDATED WEEKLY - (CLICK ON LINK TO VIEW DOCUMENT)



001.CM/P20-1042

29th June 2020

Louise [REDACTED]
[REDACTED]

Sunderland City Council
Civic Centre
Sunderland
SR2 7DN

Dear Louise,

**Re: SUNDERLAND CITY COUNCIL
ANNUAL POSITION STATEMENT – CONSULTATION DRAFT
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This Secretary of State decision was consequently subject to a legal challenge by Tewksbury Borough Council on this matter specifically (Tewksbury Borough Council v Secretary of State for Communities Housing and Local Government [2019] EWHC 1775 (Admin)), whereby the judgment which was handed down in July 2019 concluded that the

courts in this case could not judge on this matter. It is therefore considered that the principles of the approach to housing land supply (and not netting-off/banking any oversupply of housing) still stand.

We therefore believe the Council should not be netting off this overprovision and note that such an approach of not banking oversupply is being used in nearby authorities such as Stockton Borough Council.

As a result of this, we therefore consider the requirement should be:

- Annual housing requirement = 745 dwellings.
- Five year requirement = 3,725 dwellings.
- No undersupply to date (so no shortfall to address).
- Addition of 10% buffer – 372.5 dwellings (rounded up to 373 dwellings).
- Total 5 Year Requirement = 4,098 dwellings.

Consideration of Gentoo Group's Sites

We note in the case of 2 of the 3 sites which are being developed by Gentoo Group, the Council agrees with our updated delivery assumptions (as set out in Appendix 1 of the Council's Consultation Draft of the APS). This includes the sites at:

- Kidderminster Road, Sunderland (SHLAA reference: 711); and
- Hylton Lane, Blaydon Avenue (SHLAA reference: 079). For this site the appended Comments Sheet provides additional information in terms of the site's delivery in light of the existing planning application on the site now being withdrawn (application reference: 18/00527/FUL).

This is reflected in the appended Comments Sheets. However, the Council does not agree with the approach in relation to Avenue Vivian and Rose Avenue (SHLAA reference: 732). The original planning application in this regard was for 44no. dwellings (application reference: 19/0094/FUL) and this is now being reduced to 43no. dwellings (application reference: 20/00566/VAR). However, there is an additional related planning application with 6no. residential units being proposed. These are to replace 6no. older properties (application reference: 20/00704/FUL). This planning application is undetermined, hence not currently being included within the Council's forecasted supply (given the parameters that have been set). However, it forms part of the wider Vivian Avenue scheme and will be developed in the next 5 years subject to planning permission being granted.

In addition to this, we now have further delivery information in relation to this site and we now forecast that 5 additional units will be developed in Year 1 with the remaining units developed in Year 2. We have reflected this in the appended Comments Sheets.

Consideration of Other Sites

In addition to this, Gentoo Group also has the following sites which are to be delivered through its affordable homes plan and which it believes will be completed over the next 5 years:

- Land north of Eastbourne Square, Carley Hill (SHLAA reference: 243) – 24 dwellings.
- Land east of Cricklewood Road, Hylton Castle (SHLAA reference: 439) – 11 dwellings.
- Land south west of Cragdale Gardens, Peat Carr (SHLAA reference: 440) – 86 dwellings.
- Land west of Prestbury Road, Sunderland (not currently in the SHLAA) – 10 dwellings.
- Land west of Willows Close, Washington (not currently in the SHLAA) – 13 dwellings.
- Land south of Keighley Ave, Downhill (not currently in the SHLAA) – 41 dwellings.
- Conishead Centre, Silksworth (not currently in the SHLAA) – 13 dwellings.

Whilst these can be considered as larger windfall sites (which the Council has deliberately excluded from the APS), it is Gentoo Group's view that the sites are deliverable within the next 5 years. A recent Consent Order judgment handed down from the High Court of Justice confirms that the Secretary of State views the concept of a site being deliverable within 5 years as not being a 'closed list' (so not only categories A and B outlined above) but rather a matter of planning judgment in terms of other indicators for delivery (East Northamptonshire Council vs Secretary of State for Housing Communities and Local Government, Claim No. CO/917/2020).

In the case of the above sites, these are in sustainable locations and all will have full planning applications submitted on them shortly. All the sites are known to the Council and have been discussed with them previously.

We trust the above comments will be taken into account when finalising the APS. Should you wish to discuss any of these further, please do not hesitate to contact me.

Yours sincerely,



Chris 

Sunderland City Council

Draft Annual Position Statement



Comment Form

Please complete this comments form when making representations on the draft Annual Position Statement. Where you have comments to make in relation multiple sites, please use separate forms.

Developer/ Agent	Pegasus Group on behalf of Gentoo Group
------------------	---

Personal Information

Name	Chris [REDACTED]
Organisation	Pegasus Group
Address	[REDACTED]
Post Code	NE1 6AE
Telephone Number	[REDACTED]
Email Address	[REDACTED]

Your Comments

Section/Paragraph/ Table /Appendix	Do you agree/disagree with the APS?	Please outline your issue with the substance contained within the relevant section/paragraph
Paragraphs 4.13 – 4.16	Disagree	We do not agree that the Council should be able to net-off/bank its oversupply of housing from earlier on in the plan period. We detail the reasons why we do not believe this is appropriate in our accompanying letter.

Please add more rows if required

Sites

SHLAA Reference	079 (Hylton Lane/Blaydon Avenue)
-----------------	----------------------------------

Delivery Rates

Do you agree with the Delivery Rates?	Comments
Yes	The delivery assumptions reflect the those given to the Council as part of the workshop session and follow up.

Please suggest any adjustment required to be made to the Delivery Rates

Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
	40	31			

Any other comments on the site

The extant application (reference: 18/00527/FUL) has now been withdrawn but the site is still subject to an existing UDP allocation for housing and it is intended that a revised application is to be submitted shortly as part of Gentoo Group's wider affordable homes plan.

The forthcoming application will propose the same number of dwellings on the site and will share many of the previous scheme's characteristics. As a result of this, it is considered that it would not raise any technical issues over and above those which were addressed as part of the now withdrawn planning application. As such, the scheme can still be delivered in accordance with the rates provided in the Consultation Draft of the APS.

Any Evidence to support adjustments to the APS

Irrespective of the withdrawn planning application, the assumed development rates should be maintained.

Please add more rows if required

Sites

SHLAA Reference	711 (Kidderminster Road)
-----------------	--------------------------

Delivery Rates

Do you agree with the Delivery Rates?	Comments
Yes	Reflects the feedback given to the Council during the workshop session and follow up.

Please suggest any adjustment required to be made to the Delivery Rates

Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
12	44				

Any other comments on the site

N/A

Any Evidence to support adjustments to the APS

N/A

Please add more rows if required

Sites

SHLAA Reference	732 (Avenue Vivian and Rose Avenue)
-----------------	-------------------------------------

Delivery Rates

Do you agree with the Delivery Rates?	Comments
No	Please see accompanying covering letter for explanation.

Please suggest any adjustment required to be made to the Delivery Rates

Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
5	38				

Any other comments on the site

Further revisions to the site assumptions since the last comments.

Site has a related undetermined application for 6 replacement dwellings (application reference: 20/00704/FUL).

Any Evidence to support adjustments to the APS

[REDACTED]

From: [REDACTED]
Sent: 20 July 2020 09:25
To: [REDACTED]
Cc: [REDACTED]
Subject: Fwd: Sunderland's Annual Position Statement

We should include this in the reps appendix

Lou

Get [Outlook for iOS](#)

From: [REDACTED]
Sent: Monday, July 20, 2020 8:31:58 AM
To: Planning Policy <PlanningPolicy@sunderland.gov.uk>
Cc: [REDACTED]
Subject: RE: Sunderland's Annual Position Statement

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Good morning,

We would like to retract our previous comments made on 29th June 2020 in relation to the APS and can confirm that we are in agreement with the information published by Sunderland City Council.

Kind regards,

Katie

Katie [REDACTED]

[REDACTED]

[REDACTED]

Hellens Group, Teal House, 10 Teal Farm Way, Teal Farm Park, Pattinson, Washington, NE38 8BG

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our Environment...*



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Hellens - Improving our Environment

From:

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: [Redacted]
Sent: 29 June 2020 16:22
To: Planning Policy
Cc: [Redacted]
Subject: RE: Sunderland's Annual Position Statement
Attachments: Comments Sheet - Annual Position Statement (002).docx

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Good afternoon,

Please find attached our comments on the APS.

Kind regards,

Katie

Katie [Redacted]

[Redacted]

[Redacted]

[Redacted]



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Hellens - Improving our Environment

From: [REDACTED]

Sent: 12 June 2020 20:00

Cc: [REDACTED]
[REDACTED]

Subject: Sunderland's Annual Position Statement

Dear Sir/Madam

Sunderland City Council has submitted its intention to submit an Annual Position Statement (APS) to confirm their five year land supply. Over the past few months the Council has sought the views of developers and stakeholders to ensure that the APS is as robust and realistic as possible.

Earlier this month we held a number of workshops and asked relevant developers to update their delivery rates in light of Covid 19. The Council is now seeking views on the draft APS.

The consultation on the draft APS is taking place between 12 June and 29 June 2020. All comments should be provided in writing using the comments form attached. Please use separate forms for each site you submit representation on. Forms should be returned to planningpolicy@sunderland.gov.uk or to Strategic and Sustainable Plans, Room 2.66, Civic Centre, Burdon Road, Sunderland SR2 7DN. Due to the current Covid 19 restrictions, the Council would strongly encourage responses by email where possible. All comments must be received by 5pm on 29 June 2020.

All responses received as part of this consultation will be fully taken account of by the Council in reaching a conclusion on the five year housing land supply position. The Council will also proactively engage with developers and stakeholders to reach agreement on any disputed sites, prior to the submission of the APS to the Planning Inspectorate in late July 2020. All responses received will be shared in full with the Planning Inspectorate (PINs). As all responses will be made public, personal information will be redacted. Any anonymous comments cannot be accepted.

Thank you to all who have assisted the council in preparing its APS. If you have any queries please do not hesitate to contact myself or Cheryl [REDACTED].

Following the Examination in Public for the Core Strategy and Development Plan, the Council has started a new Local Plan consultation database which will be used to keep people informed on the preparation of planning documents moving forward. If you would like your details to be added to the consultation database, please contact us in writing at planningpolicy@sunderland.gov.uk or Strategic and Sustainable Plans, Room 2.66, Civic Centre, Burdon Road, Sunderland SR2 7DN.

Yours faithfully

Louise [REDACTED]
[REDACTED]

Sunderland City Council
Civic Centre
Burdon Road
Sunderland
SR2 7DN

Sunderland City Council

Draft Annual Position Statement



Comment Form

Please complete this comments form when making representations on the draft Annual Position Statement. Where you have comments to make in relation multiple sites, please use separate forms.

Developer/ Agent	Hellens Group
------------------	---------------

Personal Information

Name	Katie [REDACTED]
Organisation	Hellens Group
Address	[REDACTED]
Post Code	NE38 8BG
Telephone Number	[REDACTED]
Email Address	[REDACTED]

Your Comments

Section/Paragraph/ Table /Appendix	Do you agree/disagree with the APS?	Please outline your issue with the substance contained within the relevant section/paragraph
Five Year Land Supply Schedule – Site 407c, Land North of Mount Lane, Springwell Village	Disagree.	Due to a change in circumstances we do not foresee any units being completed on the site over the next 5 years.
Appendix 2: Profiles of Each Site Page 171 – Land North of Mount Lane, Springwell Village	Disagree.	Due to a change in circumstances we do not foresee any units being completed on the site over the next 5 years.

Please add more rows if required

Sites

SHLAA Reference	407C
-----------------	------

Delivery Rates

Do you agree with the Delivery Rates?	Comments
No	Due to a change in circumstances we do not foresee any units being completed on the site over the next 5 years.

Please suggest any adjustment required to be made to the Delivery Rates

Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	0	0

Any other comments on the site

We have been undertaking all of the relevant survey work to support an imminent planning application on the site. Due to the abnormal costs associated with the development, along with developer interest, we anticipate that a minimum of 86 units could be delivered on the site. There are significant costs associated with the development including the access road and a water booster station. Other than the indicative yield of approximately 60 units indicated within the Local Plan, the development would comply with all other planning policies.

Any Evidence to support adjustments to the APS

Details can be provided on the marketing undertaken on the site as well as all relevant technical reports to support the deliverability of 86 units.

[Redacted]

From: [Redacted]
Sent: 15 June 2020 09:49
To: [Redacted]
Subject: RE: Sunderland's Annual Position Statement

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Hi Louise,
Hopefully you don't need me to fill out a comments form for this, but just to request once again please can page 205 be updated to confirm that the University no longer own site 183 it's Mr [Redacted] planning reference 19/01325/FUL. This has been updated elsewhere in the document but not on this page.

Kind regards,

Jenny [Redacted]
[Redacted]
[Redacted]
[Redacted]



From: [Redacted]
Sent: 12 June 2020 20:00
Cc: [Redacted]
Subject: [EXT] Sunderland's Annual Position Statement

Dear Sir/Madam

Sunderland City Council has submitted its intention to submit an Annual Position Statement (APS) to confirm their five year land supply. Over the past few months the Council has sought the views of developers and stakeholders to ensure that the APS is as robust and realistic as possible.

Earlier this month we held a number of workshops and asked relevant developers to update their delivery rates in light of Covid 19. The Council is now seeking views on the draft APS.

The consultation on the draft APS is taking place between 12 June and 29 June 2020. All comments should be provided in writing using the comments form attached. Please use separate forms for each site you submit representation on. Forms should be returned to planningpolicy@sunderland.gov.uk or to Strategic and Sustainable Plans, Room 2.66, Civic Centre, Burdon Road, Sunderland SR2 7DN. Due to the current Covid 19 restrictions, the Council would strongly encourage responses by email where possible. All comments must be received by 5pm on 29 June 2020.

All responses received as part of this consultation will be fully taken account of by the Council in reaching a conclusion on the five year housing land supply position. The Council will also proactively engage with developers and stakeholders to reach agreement on any disputed sites, prior to the submission of the APS to the Planning Inspectorate in late July 2020. All responses received will be shared in full with the Planning Inspectorate (PINs). As all responses will be made public, personal information will be redacted. Any anonymous comments cannot be accepted.

Thank you to all who have assisted the council in preparing its APS. If you have any queries please do not hesitate to contact myself or Cheryl [REDACTED].

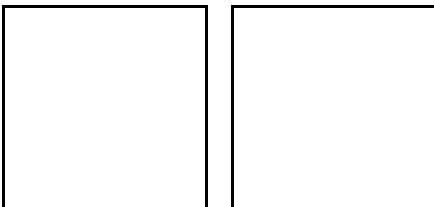
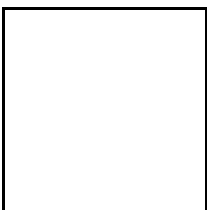
Following the Examination in Public for the Core Strategy and Development Plan, the Council has started a new Local Plan consultation database which will be used to keep people informed on the preparation of planning documents moving forward. If you would like your details to be added to the consultation database, please contact us in writing at planningpolicy@sunderland.gov.uk or Strategic and Sustainable Plans, Room 2.66, Civic Centre, Burdon Road, Sunderland SR2 7DN.

Yours faithfully

Louise [REDACTED]
[REDACTED]

Sunderland City Council
Civic Centre
Burdon Road
Sunderland
SR2 7DN

[REDACTED]
[REDACTED]



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Thanks for the update. Given this changed position are you comfortable that the Council includes site 567 in the APS? The Council will include the trajectory from the draft APS which illustrates that the site will deliver units in years 4 and 5.

Thanks

Lou

Louise [REDACTED]
[REDACTED]

Sunderland City Council
Civic Centre
Burdon Road
Sunderland
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 24 July 2020 15:51
To: [REDACTED]
Subject: Geo Washington Hotel

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Hi Louise

We have today been looking again at the above site. I feel it only fair to keep you updated as we do believe that a scheme of circa 60 houses will be deliverable during the 5 year period, and are currently undertaking the preliminary work that, for us, precedes a planning application. The site will more than likely to be timber frame and therefore including prelim times will not be active for more than 2 years.

I appreciate that the above is different to our feedback on the APS and I apologise if our changed position causes you angst

Regards

Neil

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[REDACTED]

From: [REDACTED]
Sent: 26 June 2020 11:06
To: Planning Policy
Subject: Annual Position Statement - BDW response
Attachments: Annual Position Statement response.pdf

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Good Morning,
Please find attached BDW's response to the Annual Position Statement.

Thanks
Amy

Amy [REDACTED]
[REDACTED]

[REDACTED]
Barratt Homes North East
(a trading name of BDW Trading Limited)



DAVID WILSON HOMES
WHERE QUALITY LIVES



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Annual Position Statement, June 2020

Barratt David Wilson Homes North East consultation response

Barratt David Wilson Homes North East (BDW) welcomes the opportunity to provide our views on Sunderland's Annual Position Statement. BDW is the largest housebuilder in the UK, creating high quality housing development offering a range homes.

Within Sunderland BDW have an allocated site Land adjacent to George Washington Golf and Country Club, Usworth – SHLAA ref. no 567. The site was allocated for residential development, approximately 45 houses, in the now adopted Local Plan, adopted in January 2020.

This response provides comments on the delivery of BDW's allocated site and the principle of the APS in determining a 5YLS position.

BDW's Allocated Site – Land adjacent to George Washington Golf and Country Club

BDW notes that the APS includes the following trajectory for their site in Washington.

567	Park Land adjacent to George Washington Golf and Country Club, Usworth	Washington	Allocated CSDP Site	Barratt/David Wilson Homes			45	0	45	8	Allocated CSDP Site	0	0	15	30	0	0	0
-----	--	------------	---------------------	----------------------------	--	--	----	---	----	---	---------------------	---	---	----	----	---	---	---

BDW welcomes the allocation of the site in the Core Strategy and believes the site represents an excellent opportunity for development. Nevertheless we believe the Council's trajectory and comments on the site are too optimistic.

The Council has stated the following in the APS:

- 'The site does not have planning permission in place
- The developer has a good track record of housing delivery within the city ranging from 40-60 dwellings per year
- Developer indicated a planning application is to be submitted May 2020, however the intention by the developer was to increase the numbers on the site to 75, an increase of 30 above the allocation
- If the issues are not resolved it is possible that the site might go to appeal
- Council has reduced the number of dwellings forecast in the five year period to align with the CSDP allocation capacity
- Delivery is identified to commence in year 2 at 15 units and to complete in year 3 at 30 units. Taking into consideration the requirement to gain detailed planning permission and the associated site preparation lead in times, the Council consider the forecast to be cautious, reasonable and deliverable within the five year period, subject to gaining the necessary consents'(APS, Sunderland)

BDW welcome the Council's recognition that they have a good track record of housing delivery within the City. However, we would raise that the higher than average delivery of 40-60 houses per year (average for a development being about 30 dwellings per year) is due to dual branding of sites in the City. The scale and consistency of this delivery is based on the same master planning and urban design principles which have been successful in delivering new homes within Sunderland are replicated in the proposed development at George Washington Golf Club.

Due to unresolved pre-application issues associated with the principle of the proposed development, the developer has not yet submitted the planning application. The Council state in the APS that 'if the issues are not resolved it is possible that the site might go to appeal'. The applicant recognises that appeal would be an option, however if the planning applications are not resolved it is just as likely that the application would not be submitted in the current climate.

As a result the applicant did not agree with the Council that they 'consider the forecast to be cautious, reasonable and deliverable within the five year period' as it is questionable whether consent will be achieved for the site. We therefore welcome the Council's revised trajectory which does not show the site delivering to the 5YLS. We would ask the Council to use this as the trajectory for the site in the APS.

Under the current planning practice guidance there is not clear evidence that the site will come forward in the 5YLS as the site does not yet have planning permission or clear evidence from the developer that it will come forward.

The principle of the APS in determining a 5YLS position

We note that a number of sites included within the 5YLS do not have planning consent or indeed an application submitted.

We recognise that these sites are allocated in the Development Plan, however in line with the NPPF they must only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. We recognise that the Secretary of State has consented to judgement in a s.288 appeal against the definition of 'deliverable' in the Glossary of the NPPG being a 'closed list' that this is incorrect. Sites with a resolution to grant permission subject to a S106 or draft allocation in an emerging plan are capable of being considered deliverable in the 5YLS if the evidence demonstrates they are 'available now, offer a suitable location for development now, and are achievable with a realistic prospect that housing will be delivered on the site within five years'. The inclusion of these sites in the 5YLS is a matter of planning judgement on the evidence available.

It is still clear following this judgement that sites with outline planning permission, allocated, with permission in principle or identified on a brownfield register can still only be considered deliverable 'where there is clear evidence that housing completions will begin on site within five years'. The imperative factor is 'clear' evidence – robust evidence must prove that the site is deliverable and can be included in the 5YLS.

BDW do not believe that the APS includes clear evidence for the inclusion of those sites with outline planning permission or allocated sites within the 5YLS and we would urge the Council to relook at these sites and consider whether they will realistically deliver housing completions in the next 5 years.

In our opinion, deliverable and non-sites e.g. allocations or RM should be measured by:

- a) Confirmation the site is in control of a developer. This should take the guise of a photocopy of the front page of a dated copy of the contract
- b) A positive pre-app response. A simple page stating this signed by the developer and Council should be sufficient evidence
- c) Confirmation of a full intrusive SI having been undertaken on the site. Only the dated front page would be necessary

The Council should also consider the delivery trajectories of all sites in light of the Covid-19 pandemic and the impact site closures will have on housing completions for this year and potential impact into next year. The impact of Covid-19 has been, and will continue to be, significant in terms of both supply and demand. Economic forecasts show a recession and rise in unemployment which, coupled with scheduled changes to the Help To Buy scheme, will undoubtedly reduce the demand for homes across Sunderland. Alongside this construction sites are subject to new, stringent working practices to ensure social distancing – coupled with significant impacts on the supply of materials the impact of Covid-19 on the speed and scale of construction will be substantially impacted.

Whilst we understand the Council's desire to submit an Annual Position Statement we suggest that it needs to be reviewed in light of the Covid-19 crisis. Under normal circumstances housing supply trajectories are based on assumptions and forecasts which the industry and Local Authorities have based on years of experience. However, the Covid-19 crisis is an event unlike any other for many generations and its impacts are likely to be far reaching and at the minute remain largely unknown. This level of uncertainty needs to be reflected in the Annual Position Statement submission to ensure that the document doesn't have a negative effect in reducing the opportunities for suitable new housing sites to be delivered in Sunderland over the 12 month period.

BDW thank Sunderland Council for the opportunity to comment on the APS and would be happy to discuss any comments made in our response.

Amy [REDACTED]

[REDACTED]

Barratt David Wilson Homes North East

[REDACTED]

From: [REDACTED]
Sent: 26 June 2020 12:14
To: Planning Policy
Subject: Annual Position Statement Consultation Draft
Attachments: Comments Sheet - Annual Position Statement (Ray [REDACTED]).DOCX; Comments Sheet - Annual Position Statement (Ray [REDACTED] - pdf).pdf

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Hi
I hope all are well.
Please find attached a response to the above on behalf of Mr [REDACTED].
I have attached word and pdf copies to assist.
Kind regards

Andrew [REDACTED]
[REDACTED]
[REDACTED]

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Newcastle / Leeds / Manchester



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We will not:

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- **Advise you via email of any changes to our bank account details as defined on your letter of engagement.**

If you receive any communications suggesting that Ward Hadaway's Bank account details have changed, you should get in touch immediately either in person or via your designated fee earner whose voice you recognise before making a payment as we will not accept any responsibility if you transfer money into an incorrect account.

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Sunderland City Council

Draft Annual Position Statement



Comment Form

Please complete this comments form when making representations on the draft Annual Position Statement. Where you have comments to make in relation multiple sites, please use separate forms.

Developer/ Agent	Andrew [REDACTED] on behalf of Mr [REDACTED] (small builder)
------------------	--

Personal Information

Name	Andrew [REDACTED]
Organisation	Ward Hadaway
Address	[REDACTED]
Post Code	NE1 3DX
Telephone Number	[REDACTED]
Email Address	[REDACTED]

Your Comments

Section/Paragraph/ Table /Appendix	Do you agree/disagree with the APS?	Please outline your issue with the substance contained within the relevant section/paragraph
Table 11, Row 1 (Page 31)	Agree	<p>It is common ground that small sites play an important role. This important role includes in;</p> <ol style="list-style-type: none"> 1) the delivery of housing, 2) the delivery of a mix of housing, small sites & small builders can deliver a more bespoke product thereby contributing to the delivery of a wider housing mix of which there is an acknowledged need in Sunderland, 3) the employment generated during the building process. In this respect our client always sources labour and materials locally, unlike some larger builders.
Table 11, Row 2 (Page 31)	Agree	<p>A full copy of the representations submitted to the Council prior to the workshop on behalf of our client is included within Appendix 17, pages 218 – 220 of the Draft APS. The basis of the representations was that the supply of sites is disproportionately focused on medium and large sites.</p> <p>Column 4 of Table 11, the Council's Response, states that the Council acknowledged the analysis of the supply, ie that there is a disproportionate focus on medium and large sites. This is therefore common ground.</p>

Appendix 12 (page 203)	Disagree	<p>As a matter of principle Appendix 12 should include site areas for each site. In the absence of such the APS is not robust and is not sound.</p> <p>Following on but without prejudice to the above, 65 sites are listed in Appendix 12. Of these, 13 sites are stated to have a capacity of between 5 and 10 dwellings and are projected to deliver a total of 80 dwellings over 5 years.</p> <p>The 5 YHLS requirement (Table 4, row 7) is stated to be 3,797 dwellings. It follows that sites of 5 – 10 dwellings are projected to deliver just 2% of the requirement ($80 / 3,797, \times 100$) assuming 100% delivery. It is additionally material that all sites of 5 – 10 dwellings having regard to the Appendix are projected to be complete by 23 / 24, with the majority completed in Years 1 and 2</p> <p>If the calculation is re-run to include small sites (ie additionally sites of 1 – 4 dwellings), sites of up to 10 dwellings are projected to deliver 330 dwellings ($250 + 80$) assuming 100% delivery. This amounts to 8.6% of the requirement ($330 / 3,797 \times 100$).</p> <p>If the calculation is rerun against the stated 5 year supply for the period 2020 /21 – 2024/25 of 4,234 dwellings (Table 10, page 27), the percentages to be accommodated on small sites & sites of 5 - 10 dwellings would be materially lower.</p> <p>The acknowledged disproportionate focus on medium and large sites continues if sites of 11 – 20 dwellings are considered. Analysis of Appendix 12 reveals that there are just 6 sites with a capacity of between 11 – 20 dwellings. These sites are projected to deliver 96 dwellings which according to the projections in Appendix 12 are all expected to be completed in 20 / 21. It follows that there are no sites of this scale projected to deliver in the following 4 years.</p> <p>An objection is submitted that the acknowledged focus on medium and large sites within the 5 YHLS is not sound and is contrary to NPPF paragraph 67 which requires policies to identify a sufficient supply and mix of sites to be identified. A sufficient mix of sites is not identified for the reasons discussed above. The 5YHLS is an essential element of identifying land for housing its purpose having regard to NPPF paragraphs 67 and 68 being to deliver the policy requirement for sufficient supply <u>and</u> mix.</p>
Table 11, Row 3 (Page 32)	Disagree	<p>Column 4 of the Table, the Council's Response, states "<i>The NPPF does not require the Council in its five year land supply to include a defined quantity of small sites. As part of the A&D Plan, the Council will ensure that 10% of the housing requirement is on sites less than 1 hectare</i>".</p> <p>The comment above is not agreed. As set out in the comment on Appendix 12, the requirement in NPPF paragraph 67 is to identify a sufficient supply <u>and</u> mix. The requirement is</p>

		<p>therefore not just quantitative, it is quantitative <u>and</u> qualitative.</p> <p>As set out in Row 2, Column 4, Table 11, the Council acknowledge the analysis of the supply, ie that there is a disproportionate focus on medium and large sites. This is therefore common ground. It is our contention that the APS is neither robust nor sound.</p> <p>In mitigation the Council say that as part of the A& D Plan, the Council will ensure that 10% of the housing requirement is on sites less than 1 hectare. There are three main comments we make in relation to this;</p> <ol style="list-style-type: none"> 1) The Council's Local Development Scheme December 2018 states a draft of the A & D Plan will be subject of consultation in the summer 2019, that there would be a Publication Draft in early 2020, submission in the Autumn 2020 and subject of Examination in 2021. According to the Council's website on 24 June 2020, "<i>Work has yet to commence on the Allocations and Designations Plan</i>". There is therefore already at least a 2 ½ year delay in the preparation of this Plan. It is therefore very unlikely to be Adopted within the first half of the 5 YHLS period; 2) A requirement to plan for a mix of housing was in the NPPF March 2012. The explicit requirement to promote small and medium sites was in the July 2018 version of the NPPF, paragraphs 67 and 68. 23 months on it is common ground that there is a disproportionate focus on medium and large sites. In the circumstances saying that the position will be resolved in a Plan on which work has not yet commenced is unsound; 3) The problems arising from the lack of small sites have been exacerbated by the Council's decision in 2018 not to allocate in the Submission Core Strategy and Development Plan a small site proposed to be allocated in early versions of the Plan and to concentrate on larger sites. This decision amongst other things perpetuated a previously existing problem. <p>Acknowledging the above, the Council's suggested mitigation is not to be afforded any weight.</p>

Please add more rows if required

Sites

SHLAA Reference

Delivery Rates

Do you agree with the Delivery Rates?	Comments

Please suggest any adjustment required to be made to the Delivery Rates

Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

Any other comments on the site

Any Evidence to support adjustments to the APS

[REDACTED]

From: [REDACTED]
Sent: 29 June 2020 14:20
To: [REDACTED]
Subject: RE: Sunderland's Annual Position Statement
Attachments: Gladman APS Representation.pdf

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Dear Louise,

Please find attached Gladman's Representations on the Annual Position Statement. I would be grateful if you could confirm receipt via email.

Kind regards

John



John [REDACTED]



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From: [REDACTED]
Sent: 15 June 2020 15:31
Cc: [REDACTED]
Subject: RE: Sunderland's Annual Position Statement

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam

Sunderland City Council sent an email on Friday to notify you that consultation on the Annual Position Statement (APS) had begun. Please see below.

Unfortunately the APS is a rather large document and it has been brought to our attention that some recipients did not receive the email. All documentation associated with the APS is available to download on the Council's website <https://www.sunderland.gov.uk/article/12736/5-Year-Housing-Land-Supply>

If you have any questions please do not hesitate to contact myself, Joanne [REDACTED] or Cheryl [REDACTED].

Regards
Lou

Louise [REDACTED]
[REDACTED]

Sunderland City Council
Civic Centre
Burdon Road
Sunderland
SR2 7DN

[REDACTED]

From: [REDACTED]
Sent: 12 June 2020 20:00
Cc: [REDACTED]
Subject: Sunderland's Annual Position Statement

Dear Sir/Madam

Sunderland City Council has submitted its intention to submit an Annual Position Statement (APS) to confirm their five year land supply. Over the past few months the Council has sought the views of developers and stakeholders to ensure that the APS is as robust and realistic as possible.

Earlier this month we held a number of workshops and asked relevant developers to update their delivery rates in light of Covid 19. The Council is now seeking views on the draft APS.

The consultation on the draft APS is taking place between 12 June and 29 June 2020. All comments should be provided in writing using the comments form attached. Please use separate forms for each site you submit representation on. Forms should be returned to planningpolicy@sunderland.gov.uk or to Strategic and Sustainable Plans, Room 2.66, Civic Centre, Burdon Road, Sunderland SR2 7DN. Due to the current Covid 19 restrictions, the Council would strongly encourage responses by email where possible. All comments must be received by 5pm on 29 June 2020.

All responses received as part of this consultation will be fully taken account of by the Council in reaching a conclusion on the five year housing land supply position. The Council will also proactively engage with developers and stakeholders to reach agreement on any disputed sites, prior to the submission of the APS to the Planning Inspectorate in late July 2020. All responses received will be shared in full with the Planning Inspectorate (PINs). As all responses will be made public, personal information will be redacted. Any anonymous comments cannot be accepted.

Thank you to all who have assisted the council in preparing its APS. If you have any queries please do not hesitate to contact myself or Cheryl [REDACTED].

Following the Examination in Public for the Core Strategy and Development Plan, the Council has started a new Local Plan consultation database which will be used to keep people informed on the preparation of planning documents moving forward. If you would like your details to be added to the consultation database, please contact us in writing at planningpolicy@sunderland.gov.uk or Strategic and Sustainable Plans, Room 2.66, Civic Centre, Burdon Road, Sunderland SR2 7DN.

Yours faithfully

Louise [redacted]
[redacted]

Sunderland City Council
Civic Centre
Burdon Road
Sunderland
SR2 7DN

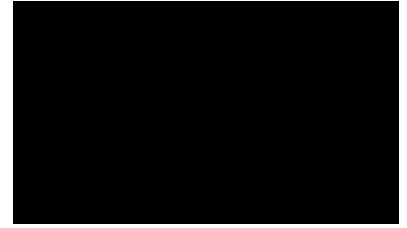
[redacted]



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Strategic and Sustainable Plans
Room 2.66
Civic Centre
Burdon Road
Sunderland
SR2 7DN

Submitted by email only: planningpolicy@sunderland.gov.uk

29th June 2020

Dear Sir / Madam,

Re: Sunderland Annual Position Statement

Introduction

Gladman welcome the opportunity to comment on the Sunderland Annual Position Statement. This letter provides Gladman's response regarding these matters.

National Planning Policy Context

There is a clear emphasis within the National Planning Policy Framework (NPPF 19) on boosting significantly the supply and delivery of new housing. This is illustrated by the requirement to adopt and maintain a five-year supply of housing and is underlined by the recent introduction of the Housing Delivery Test (HDT) by Government.

The NPPF 19 states that (paragraph 74):

'A five-year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which:

- (a) has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and**
- (b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.'**

The following comments relate to matters presented within the Annual Position Statement

Housing Requirement

Gladman note that the adopted Local Plan sets a housing requirement of 13,410 over 18 years, equating to an annualised requirement of 745 dwellings per annum. However, the Council has taken the approach reducing the requirement claiming an “oversupply” of 273 dwellings for 2015/16 - 2019/20.

The Council justifies this in paragraph 4.15 stating that:

‘When considering housing supply, paragraph 32 of the PPG indicates that, where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years’.

Gladman consider this approach to be incorrect.

First, the Council has not “delivered more completions than required”. The Council is required to deliver 13,410 homes. The Council has only delivered 3,998 at this point in time.

Second, the PPG states the following:

**‘Where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years.
Paragraph: 032 Reference ID: 68-032-20190722’**

The PPG is clear that any additional supply can be used to **offset any shortfalls in previous years.** The Council is not offsetting a shortfall but offsetting the additional supply from the annual requirement. These two things are very different.

Third, there is no support within the Framework to reduce the “minimum” housing requirement. Paragraph 73 states:

‘Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies’

The annualised requirement within the adopted Local Plan is 745 dwellings per annum.

Further, there has been a number of appeal decisions confirming that the “oversupply” should not offset the housing requirement. The Secretary of State Decision at Highnam, Gloucestershire (APP/G1630/W/3184272) also addresses this point. The Decision states (paragraph 203):

*“TBC sought to make a case that the over-supply should not be “lost”. However, the emphasis in the revised Framework is on determining the **minimum** number of homes and the requirement for local planning authorities is to demonstrate a **minimum** of 5 years’ worth of housing against the requirement. Consequently, TBC’s approach would run counter to that advocated in national planning policy and I do not therefore consider that an over-supply from previous years should be ‘banked’ so as to reduce the housing target in future years’.*

On the basis that the housing requirement reflects that in the adopted Local Plan, the requirement for basing the housing land supply is:

Requirement: 745

Buffer: 745 x 1.1 = 820

Taking the Council's figures at face value, the housing land supply is: **4,234/820 = 5.16 Years.**

This is the Council's best case before considering the deliverability of the sites. This leaves a contingency of only 134 dwellings.

National Planning Policy Framework and Planning Practice Guidance

It is critical that the delivery rates and lead-in times associated with sites in the supply are realistic and achievable. Having reviewed the sites included within the supply, Gladman are concerned regarding the lead-in times of a number of sites, in particular on the basis of the time assumed for gaining planning consent.

Annex 2 of the NPPF states that:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- (a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans);**
- (b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."**

The PPG (ID 68-007-20190722) provides further details on what constitutes a 'deliverable site'. Furthermore an appeal decision for a residential development in Woolpit, Suffolk (appeal reference: APP/W3520/W/18/3194926) deals with the issue of deliverable supply and the revised definition. Specifically, paragraph 68 of this decision states:

'Sites with outline planning permission make up a very large proportion of the Council's claimed supply. The onus is on the Council to provide clear evidence that each of these sites would start to provide housing completions within 5 years. I accept that there was clear evidence of what was necessary on one site provided in Mr Robert's evidence¹² and so the 200 dwellings in respect of that site should be added to the Appellant's supply calculations. As for the other 1,244 dwellings with outline permission, the Council has not even come close to discharging the burden to provide clear evidence that is needed for it to be able to rely upon those sites.'

With reference to the NPPF19 (Annex 2), the revised PPG (specifically ID 68-007-20190722) and the above appeal decision, the burden is now with the Councils to demonstrate that sites are deliverable and suitable for inclusion within the five-year supply. Gladman note that the level of information

provided by the Councils is detailed and that there is good evidence to suggest the Councils have sought to reach out to landowners, agents and developers to inform the trajectory. However, some concerns are raised below.

Delivery Rates and Lead in Times

The Council has broken down the delivery of their sites into two categories:

- Category A – sites with planning permission or under construction.
- Category B – site permitted (Outline), application pending, brownfield register or an allocation.

There is less certainty that development will come forward on the Category B sites, if at all, which require “clear evidence” to be included within the supply. It is also concerning that they count towards 1,195 dwellings of the supply. This is addressed further below.

The evidence provided on these sites set out aspirations from the landowners and developers through the proformas either before or during the Covid-19 pandemic. The Council has adjusted the figures to reflect Covid-19 by reducing the supply from 6 years to 5.6 years, equating to 291 units (P.36). This is optimistic, given that the Council has stated that during the workshop in June that sites were operating at 50% capacity. Table 72 states that:

- *COVID19 had halted housing delivery during the months of March and April of the lockdown period.*
- *COVID19 recovery is difficult to forecast at this time, sites which have opened have implemented social distancing on sites. They are operating at 50% of capacity at the present time.*
- *There may be some delays to commencement of development on some sites.*
- *Developers would like the opportunity to revise housing delivery forecasts to provide a post-COVID19 situation.*
- *Attendees were asked to identify if they agreed or disagreed with a site's inclusion in the supply and if not why not. The attendees agreed with the majority of sites.*

From the points raised by the Council it is clear that developments are commencing significantly below capacity and there is no evidence of when this will change. The developers have requested that they revise their trajectories post Covid-19, which shows the uncertainty on forecasting delivery.

Given the very marginal housing land supply position and the uncertainty on the delivery moving forward, there only requires a slight delay to one or two of the sites for the Council to be unable demonstrate a 5-year housing land supply.

Deliverable Sites Overview

Gladman note the Deliverable Sites Overview Table based on the site proformas. Whilst Gladman acknowledge that the report references the new definition and also the types of evidence to be used to provide justification, these need to be taken into proper consideration when determining whether sites should be included in the deliverable supply or not. The change in definition of ‘deliverable’ is significant and must be reflected in the five-year HLS.

The sites listed under Category B have short lead in times, particularly given none have detailed planning consent and some don't even have outline permission. Despite this, sites are included as deliverable as early as 2020/21. It is unlikely that the category B sites will deliver as quickly as suggested.

Conclusions

Through this APS the Council claim that they can demonstrate 5.6 years' housing supply for the 2020-2025 period. However, this is with the requirement being offset by "oversupply", which is not considered the correct approach. Based on the Council's true annual requirement, the Council's supply would only be 5.16 years if every single site within the Council's supply is deliverable (including the windfall allowance).

Notwithstanding the oversupply point, the Council's position set out within the APS is considered to be marginal, with only a small level of oversupply identified. It would therefore only take one site not to deliver for this position to negatively affect the supply position. The overly optimistic delivery rates of the Category B Sites and the impact of Covid-19 adds to this uncertainty.

Consequently, Gladman believe the housing land supply position for Sunderland currently falls short of the required 5 years.

Gladman hope that the Councils find these representations constructive and would be happy to discuss any of the points raised in further detail if required.

Yours sincerely,

John [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 26 June 2020 09:42
To: Planning Policy
Cc: [REDACTED]
Subject: Sunderland's Annual Position Statement

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Dear Louise and Cheryl,

Thank you for the opportunity to comment on the council's Annual Position Statement and for engaging with Transport North East (TNE) in the stakeholder workshops. We do not at this stage have any comments on the individual sites that comprise of the councils 5 year land supply. We understand that appropriate transport infrastructure mitigation measures are in place or secured to enable these sites to come forward. Notwithstanding this Transport North East is keen to engage with the council to ensure that requisite transport infrastructure projects that the Local Plan requires are realised and delivered alongside capturing evidence so that TNE can secure funding for the projects.

We would welcome further conversations with the council in this regard, particularly as our Transport Plan is being finalised this financial year. In the meantime we wish you luck with the APS.

Kind Regards,

Andrew [REDACTED]
[REDACTED]

www.northeastca.gov.uk

Transport North East

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From: [REDACTED]
Sent: 12 June 2020 20:00
Cc: [REDACTED]
Subject: Sunderland's Annual Position Statement

Dear Sir/Madam

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Earlier this month we held a number of workshops and asked relevant developers to update their delivery rates in light of Covid 19. The Council is now seeking views on the draft APS.

The consultation on the draft APS is taking place between 12 June and 29 June 2020. All comments should be provided in writing using the comments form attached. Please use separate forms for each site you submit representation on. Forms should be returned to planningpolicy@sunderland.gov.uk or to Strategic and Sustainable Plans, Room 2.66, Civic Centre, Burdon Road, Sunderland SR2 7DN. Due to the current Covid 19 restrictions, the Council would strongly encourage responses by email where possible. All comments must be received by 5pm on 29 June 2020.

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Thank you to all who have assisted the council in preparing its APS. If you have any queries please do not hesitate to contact myself or Cheryl [REDACTED].

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Yours faithfully

Louise [REDACTED]
[REDACTED]

Sunderland City Council
Civic Centre
Burdon Road
Sunderland
SR2 7DN

[REDACTED]



