

Annual Position Statement

July 2023



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1. Introduction

- 1.1 This Annual Position Statement (APS) sets out Sunderland City Council's five year housing land supply position. The purpose of the five year housing land supply is to provide an indication of whether there are sufficient deliverable sites available to meet the housing requirement set out in adopted strategic policies for the next 5 years.
- 1.2 The base date of this statement is 1 April 2023 and it projects a five year housing land supply position from 1 April 2023 to 31 March 2028.

What is an APS?

- 1.3 The concept of an APS was introduced in the National Planning Policy Framework (NPPF) in July 2018. The subsequent Planning Practice Guidance (PPG) in September 2018 and updated in July 2021, sets out the process that Local Planning Authorities (LPAs) should follow if they wish to confirm their housing land supply through an APS. It states that an APS can only be prepared by LPAs that have Plans which have been recently adopted (as defined by footnote 40 of the NPPF) or where they are renewing a confirmed land supply following a previous Annual Position Statement.
- 1.4 An APS is a statement that details the approaches used by a LPA to calculate the housing land supply position and sets out how engagement has been undertaken with the development industry and stakeholders, in the preparation of the five year housing land supply position. The APS is submitted to the Planning Inspectorate (PINS), who review the APS and consider if the correct APS procedure has been followed in line with planning guidance Housing Supply and Delivery¹, and whether sufficient information and engagement has been provided to justify a site's inclusion in the five year housing land supply schedule. PINS then issue a recommendation in October of the same year that the APS is submitted for review. The LPA can then confirm their housing land supply position until 31 October of the following year, subject to accepting the recommendations of the Planning Inspectorate.

Sunderland's APS History

- 1.5 Sunderland City Council (hereafter referred to as the Council) submitted its first APS to PINS on 30 July 2020. The Council chose to confirm its housing land supply position as it had recently adopted its Core Strategy and Development Plan (CSDP) in January 2020. An independent Planning Inspector reviewed the APS submission and issued a report on 27 October 2020, detailing the Council's housing land supply position. The Planning Inspector determined the Council could demonstrate a five year supply equivalent to 5.3 years (4,357 dwellings).

¹ Ministry of Housing, Communities & Local Government, Housing Supply and Delivery: Guidance on 5 year housing land supply and Housing Delivery Test. [Housing supply and delivery - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/guidance/housing-supply-and-delivery-test)

- 1.6 Local Planning Authorities must decide if they wish to confirm subsequent years' housing land supply positions through the APS process. The Council chose to submit a second APS in 2021, to renew the confirmed five year land supply of 2021 and covered the period 1 April 2021 – 31 March 2026. The Planning Inspector concluded that the Council had undertaken adequate stakeholder engagement and could demonstrate a five year land supply equivalent to 5.5 years supply (4,509 units).
- 1.7 The Local Authority submitted its third APS in 2022 to again renew the confirmed five year land supply covering the period 1 April 2022 -31 March 2027. The Planning Inspector concluded that the Council could demonstrate a five year land supply equivalent to 5.7 years (4,644 units).
- 1.8 In order to renew the five year land supply position of 2022, the Council notified PINS of its 'intent to submit' another APS for review by 31 March 2023. The Council submitted notification of its intention to submit a 2023 APS to PINS, on 20 March 2023 (Appendix 1). The Council has prepared and finalised this APS for submission to PINS by 31 July 2023, for review and consideration by a Planning Inspector. A recommendation will be issued by PINS by 31 October 2023 and as with the previous statements, the recommendation will be valid for a year from 1 November 2023 to 31 October 2024.

Sunderland's APS (This APS)

- 1.9 Sunderland City Council is able to submit this APS as it is renewing a confirmed five year land supply which was submitted and reviewed by the Planning Inspectorate in 2022.
- 1.10 Following two stages of stakeholder engagement, this document has been updated to take into consideration comments submitted to the Council.
- 1.11 This APS indicates that Sunderland has a 5.3 year housing land supply. Table 1 sets out the Council's Five-Year Housing Land Supply for 2023/24 - 2027/28. Appendix 2 includes the schedule of sites that make up this supply. Appendix 3 includes site profiles for each site in the five year land supply. These profiles justify the approach and assumptions made by the Council with regard to each site.

Annual Housing Requirement	745 dwellings net
Five Year Housing Requirement for period 2023/24 - 2027/28	3725
Shortfall	0
10% buffer	373
Five Year Land Supply Requirement (including 10% buffer)	4098
Category A sites	2968
Category B Sites	1227
Small Sites	175
Demolitions	0
Total Supply	4370
Five year supply performance against 110% of housing requirement (%)	107%
Five year supply performance against 110% of housing requirement (years)	5.3 years

Table 1 Sunderland Five Year Land Supply 2023/24-2027/28

1.12 In total 65 sites are deemed to meet the NPPF definition of deliverable and of these 85% (55 sites) are classified as Category A sites² and 15% (10 sites³) are Category B sites. Therefore, the majority of Sunderland's five year housing supply has detailed planning consent and many are already under construction. The composition of Category A and B sites are set out in Tables 2 and 3.

² It should be noted however that for four sites included within Category A, some of the dwellings fall within Category B, as they have outline rather than full planning consent, or are on the Brownfield Land Register. Where this occurs, these dwelling numbers have been included within the Category B totals and are reflected in the detail below.

³ Site 078A is included within the totals as 'B' site however it does not fall within the definition of a category 'A' nor a category 'B' site, but it is considered to be a deliverable site.

	2023/24 (Units)	2024/25(Units)	2025/26 (Units)	2026/27 (Units)	2027/28 (Units)	Total (Units)
Total A dwellings	958	846	579	330	255	2968
Permitted – Not started	25	243	46	0	0	314
Permitted – Under Construction	933	603	533	330	255	2654

Table 2 Composition of Deliverable Category A sub category by planning status 2023/24-2027/28

	Sum of Completions 2023/24	Sum of Completions 2024/25	Sum of Completions 2025/26	Sum of Completions 2026/27	Sum of Completions 2027/28	Totals
Total B dwellings	0	11	307	495	414	1227
Allocated CSDP Site	0	0	59	73	84	216
Brownfield Register	0	11	118	158	70	357
Outline Consent	0	0	90	139	185	414
Other deliverable sites	0	0	40	125	75	240

Table 3 Composition of Deliverable Category B Sites by planning status 2023/24-2027/28

1.13 Figure 1 illustrates the locations of each site in the APS.

Structure of this APS

1.14 This APS comprises of seven sections, including this introduction:

- Section 2 contains a policy review of national and local policy;
- Section 3 sets out Sunderland's current position, as of 1 April 2023;
- Section 4 sets out the Council's methodology for calculating the five year housing land supply requirement;
- Section 5 sets out the components which make up the five year housing land supply;
- Section 6 presents the five year housing land supply 2023/24 to 2027/28; and
- Section 7 includes the Engagement Statement. This statement set out how the Council proactively engages with stakeholders when preparing this APS.

2. Policy and Guidance

National Planning Policy Framework

- 2.1 The NPPF⁴ sets out that strategic plans must plan for and identify a sufficient supply of housing that provides a mix of housing types to meet the needs of its current and future residents, in line with the findings of a local housing needs assessment⁵. The Framework stipulates that LPAs must have a clear understanding of the land available to deliver the appropriate mix of housing. This is undertaken and identified in a Strategic Housing Land Availability Assessment (SHLAA), which assesses the quantum of deliverable and developable housing land capable of delivering housing over a fifteen year period through an annual housing delivery trajectory.
- 2.2 [Annex 2 of the NPPF](#) defines a deliverable site, as well as sites which are considered to be deliverable in principle. This definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:
- have outline planning permission for major development;
 - are allocated in a development plan;
 - have a grant of permission in principle; or
 - are identified on a brownfield register.
- 2.3 To provide certainty that the first five years of housing supply can be delivered in line with the housing trajectory, LPAs 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, as set out in adopted strategic policies. This is also known as a five year housing land supply, in line with paragraph 74 of the Framework. The Framework stipulates that the identified supply of specific deliverable sites should include an appropriate buffer to ensure choice and competition in the market for land. The buffer can be applied at 5%, 10% or 20%, depending upon a LPA's circumstances.
- 2.4 The appropriate buffer is determined using the Housing Delivery Test (HDT) which is published annually by the Ministry of Communities, Housing and Local Government (MHCLG). Where a LPA reports significant under delivery of housing over the previous three years, a 20% buffer must be applied. Where a LPA has not under delivered in the previous three years, a 5% buffer can be applied.
- 2.5 The Government have recently consulted upon a revised version of the NPPF (Dec 2022), which includes proposed changes to the Housing Delivery Test, and as such the 2022 results have not yet been published. However, in 2022 there was no under delivery within

⁴ Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework (Web) [National Planning Policy Framework \(publishing.service.gov.uk\)](#)

⁵ NPPF Paragraph 61

Sunderland (nor for the two years prior to this) and as such a 5% buffer would still normally be appropriate for the calculation of a five year land supply position for the Council.

- 2.6 Notwithstanding the above, paragraph 74 also makes provision for the application of a 10% buffer. A 10% buffer should be applied where a LPA wishes to confirm their five year supply of sites through the submission of an APS to the Planning Inspectorate, or it is confirmed at the examination of a Local Plan. Paragraph 74 of the Framework, further sets out the requirements for the APS, which includes ensuring the five year supply of deliverable housing sites has:
- been produced through engagement with developers and others who have an impact on delivery and been considered by the Secretary of State; and
 - incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.

Planning Practice Guidance

5 year land supply paragraphs 002-035 (Reference ID: 68-002-20190722 to ID: 68-035-20190722)

- 2.7 Planning Practice Guidance: 5 Year Housing Supply and Housing Delivery Tests⁶, outlines the process involved when compiling a five year supply of deliverable housing sites, in line with the definition of a “deliverable” site in Annex 2 of the NPPF. It provides support to deliver the policy requirements set out in paragraphs 74 and 75 of the Framework.
- 2.8 The PPG states that in order to demonstrate five years’ worth of deliverable housing sites, robust, up to date evidence must be available. Such evidence, to demonstrate deliverability, may include:
- current planning status – for example, on larger scale sites with outline or hybrid permission, how much progress has been made towards approving reserved matters, or whether these link to a Planning Performance Agreement (PPA) that sets out the timescale for approval of reserved matters applications and discharge of conditions;
 - firm progress being made towards the submission of an application – for example, a written agreement between the Local Planning Authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
 - firm progress with site assessment work; or

⁶ Ministry of Housing, Communities and Local Government (2019) Planning Practice Guidance 5 Year Housing Land Supply and Housing Delivery Test (Web) <https://www.gov.uk/guidance/housing-supply-and-delivery>

- 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.

2.9 Paragraph 009 of the PPG confirms that LPAs can confirm their five year supply of deliverable sites through the APS process once in a given year and can do so by using a subsequent Annual Position Statement.

2.10 Paragraph 012 of the PPG outlines guidance on the process that LPAs must follow as part of the preparation of the APS, stating:

To ensure their assessment of the deliverability of sites is robust, the local planning authority will also need to carry out an engagement process to inform the preparation of the statement, before submitting their statement to the Planning Inspectorate for review by 31 July of the same year.

So long as the correct process has been followed and sufficient information has been provided about any disputed sites, the Planning Inspectorate will issue their recommendation in October of the same year. The local planning authority can then confirm their housing land supply until the following October, subject to accepting the recommendations of the Planning Inspectorate.

2.11 Paragraph 013 of the PPG outlines the approach the Planning Inspectorate will take when carrying out the assessment. The first stage includes the Inspector considering whether the correct process has been followed, namely whether: the authority has a 'recently adopted plan' (defined by footnote 40 of the Framework) or they are renewing a confirmed land supply following a previous APS and satisfactory stakeholder engagement has been carried out.

2.12 The second stage, includes a review of evidence to determine if there is sufficient evidence available to demonstrate a five year supply of deliverable housing sites (with the appropriate buffer), using 1st April as the base date in the relevant year. In doing so, they will consider whether the sites identified in the assessment are 'deliverable' within the next five years, in line with the definition in [Annex 2 of the Framework](#).

2.13 The Planning Inspector's assessment will be made on the basis of the written material provided by the LPA and the Inspector will not refer back to the LPA or other stakeholders to seek further information or to discuss particular sites. It is therefore important that the LPA has carried out a robust stakeholder engagement process and that adequate information is provided about disputed sites.

2.14 Paragraph 014 of the PPG sets out the information which should be included as part of the submission of an APS. As part of the APS process, LPAs must engage effectively with the development industry and statutory stakeholders. In order to do this efficiently and robustly, LPAs must, in accordance with paragraphs 015 and 016 of the PPG, include an Engagement Statement as part of an APS submission. Paragraph 015 states that the following information should be included as part of an APS submission:

- an overview of the process of engagement with site owners/applicants, developers and other stakeholders and a schedule of site-based data resulting from this;
- specific identification of any disputed sites where consensus on likely delivery has not been reached, including sufficient evidence in support of and opposition to the disputed site(s) to allow a Planning Inspector to reach a reasoned conclusion; as well as an indication of the impact of any disputed sites on the number of years of supply;
- the conclusions which have been reached on each site by the LPA in the light of stakeholder engagement; and
- the conclusions which have been reached about the overall 5 year housing land supply position.

2.15 In terms of who should be engaged, the PPG states that the following should be included:

- small and large developers;
- land promoters;
- private and public land owners;
- infrastructure providers (such as utility providers, highways, etc) and other public bodies (such as Homes England);
- upper tier authorities (county councils) in two-tier areas;
- neighbouring authorities with adjoining or cross-boundary sites; and
- any other bodies with an interest in particular sites identified.

2.16 The PPG sets out what information should be contained within an APS. This includes:

- for sites with detailed planning permission, details of the numbers of homes under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates;
- for small sites, details of their current planning status and record of completions and homes under construction by site;
- for sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5 year housing land supply), information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales and progress towards detailed permission;

- permissions granted for windfall development by year and how this compares with the windfall allowance;
- details of demolitions and planned demolitions which will have an impact on net completions;
- total net completions from the plan base date by year (broken down into types of development e.g. affordable housing); and
- the 5 year housing land supply calculation clearly indicating buffers and shortfalls and the number of years of supply.

2.17 Appendix 4 summarises how the requirements of the PPG have been met when preparing this APS.

Local Plan

2.18 Sunderland's Local Plan is being progressed in three parts:

- **Part One – Core Strategy and Development Plan (CSDP)**

The CSDP was adopted in January 2020 and sets an overarching strategy, strategic policies and strategic allocations and designations for the future change and growth of Sunderland. The Plan also includes local policies for development management purposes. The Plan covers the period from 2015 to 2033 and covers all land within Sunderland's administrative boundaries.

- **Part Two – Allocations and Designations Plan (A&D)**

The A&D Plan will set out local policies including site-specific policy designations and allocations for the development, protection and conservation of land in the city. It will allocate a range of housing sites to meet the requirements of mix, type and site size, identified in paragraphs 67 and 68 of the NPPF and ensure a supply of land to meet the plan period housing requirement. The Council undertook a Regulation 18 consultation on the draft A&D Plan between 18 December 2020 and 12 February 2021.

- **Part Three – International Advanced Manufacturing Park (IAMP) Area Action Plan 2017-2032**

The IAMP Area Action Plan was adopted by Sunderland City Council and South Tyneside Council in November 2017. It sets out site-specific policies for the development of the IAMP. In line with the NPPF, a review of the IAMP AAP was undertaken in October 2022. This review concluded that the policies of the AAP remain effective and consistent with national policy.

2.19 The Local Plan supersedes saved policies of the Sunderland Unitary Development Plan (UDP) 1998 and UDP Alteration No. 2 (2007). However, some policies of the UDP and UDP Alteration No. 2 will remain as saved policies and part of the Development Plan until the A&D Plan is

adopted. Until then, saved policies will continue to be applied and treated as a material consideration in the determination of planning applications.

2.20 The Local Development Scheme (LDS) is published on the Council's website⁷. It sets out the timescales for preparing Development Plan Documents in the Local Plan and other planning guidance such as Supplementary Planning Documents.

CSDP Housing Requirements

2.21 The CSDP was adopted under the transitional arrangements, with the housing need having been assessed under the 2012 Framework (NPPF1) and found sound at examination in public.

2.22 Policy SP1 provides the overarching development strategy for the plan, setting out an overall requirement for the delivery of at least 13,410 net new dwellings over the plan period from 2015 to 2033.

2.23 Policy SP8: Housing Supply and Delivery expands upon the overall housing requirement set out within Policy SP1 and seeks to deliver a minimum of 745 dwellings per annum through a mixture of sites identified through the SHLAA, emerging A&D Plan, CSDP Strategic Allocations and Housing Growth Areas, conversion and change of uses of properties, and development of windfall sites and small sites.

2.24 Policy H1: Housing Mix supports development proposals that provide a mix of housing types/design and tenures to meet current and future housing need and self and custom build plots where appropriate. Policy H2: Affordable Homes provides the policy basis to secure affordable housing to meet identified needs which will contribute to the housing supply.

2.25 The strategic allocations of the South Sunderland Growth Area (Policy SS6) and The Vaux (Policy SS1) seek to deliver approximately 3,200 units combined to facilitate the creation of new, high quality, vibrant and distinctive neighbourhoods and facilitate urban regeneration of the Urban Core. A series of Housing Growth Area sites have also been allocated in the CSDP through policies SS2, SS4 and SS7 which seek to deliver approximately 1,145 houses in Washington, North Sunderland and the Coalfield areas respectively.

A&D Plan Housing Allocations

2.26 A Regulation 18⁸ consultation was undertaken for the draft A&D Plan between 18 December 2020 and 12 February 2021.

⁷ Sunderland City Council Local Development Scheme July 2020: <https://www.sunderland.gov.uk/article/12731/Local-Development-Scheme->

⁸ The Town and Country Planning (Local Planning) (England) Regulations 2012: [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2012/2746/contents/made)

2.27 The A+D Plan proposes to make a number of residential allocations to ensure that the city's overall housing requirement is met in full. This includes four new neighbourhoods within the Urban Core at Riverside Sunderland.

3. Sunderland's Current Housing Land Supply Position

- 3.1 The Council submitted its first APS to PINS on 30 July 2020. An independent Planning Inspector reviewed the APS submission and issued a report on 27 October 2020⁹, confirming that the Council could demonstrate a five year housing land supply equivalent to 5.3 years or 4,357 units. This decision was effective from the date of issue of the PINS report on 27 October 2020 to 31 October 2021.
- 3.2 The Council submitted a second APS on 22 July 2021. The Planning Inspector issued a report¹⁰ on 12 October 2021 which concluded that the Council had undertaken adequate stakeholder engagement and could demonstrate a five year land supply equivalent to 5.5 years supply (4,509 units).
- 3.3 A third APS was submitted to PINS on 29 July 2022. The Planning Inspector issued a report¹¹ on 5 October 2022 confirming that the Council could demonstrate a five-year housing land supply equivalent to 5.7 years (4,644 units).
- 3.4 In preparation of the Council's existing housing land supply position no longer being confirmed on 1 November 2023, the Council has requested that the five year housing supply position be confirmed through the submission of an APS to the Planning Inspectorate for review. A formal notification of the Council's intent to submit an APS was made to the Planning Inspectorate on 20 March 2023 (Appendix 1: Sunderland City Council's notice of intention to submit an APS to PINS).
- 3.5 This document is the Council's fourth APS and covers the period 1 April 2023 – 31 March 2028.

⁹ [Report on the Council's Annual Position Statement APS - Planning Inspectorate - October 2020.pdf \(sunderland.gov.uk\)](#)

¹⁰ [Sunderland APS Inspectors Report - October 2021.pdf](#)

¹¹ [Sunderland APS Inspectors Report October 2022](#)

4. Five Year Housing Land Supply Methodology – Calculating the Requirement

- 4.1 There are two parts to calculating a five year housing land supply:
- **the requirement** - which comprises the annual housing requirement, the buffer and any shortfall; and
 - **the supply** – which comprises the list of specific deliverable sites with information as to the number of dwellings which are expected to be delivered within 5 years and when.
- 4.2 This section of the report, details how the Council has calculated its five year land supply requirement. Section 5, details how the supply has been calculated.

Establishing the Annual Housing Requirement

- 4.3 Paragraph 74 of the NPPF states that LPAs 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, or against their local housing need where the strategic policies are more than five years old”.

- 4.4 The PPG¹² further corroborates this approach, stating:

“Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5 year housing land supply figure where:

- *the plan was adopted in the last 5 years or other strategic housing policies have been reviewed within the last 5 years and found not to need updating.”*

- 4.5 The CSDP was adopted in January 2020, within the five year timeframe identified above and it details the Council’s strategic housing policies. As such, the CSDP is considered the starting point for the five year calculation as it sets out the annual housing requirement within Policy SP8, of 745 net additional dwellings per annum.

¹² Ministry of Housing, Communities and Local Government (2019) Planning Practice Guidance: Housing Supply and Delivery – Para 005 (web) <https://www.gov.uk/guidance/housing-supply-and-delivery#confirm-5-year>

Five Year Housing Requirement for Period 2023/24 - 2027/28

4.6 Based on the CSDP housing requirement to deliver 745 dwelling per annum, the baseline position for the five year housing land supply requirement for 2023/24 - 2027/28 is 3,725 net additional dwellings.

Completions

4.7 In accordance with the NPPF and PPG, completions should be used to identify if there is any shortfall against the annual requirement.

4.8 The CSDP Plan period began in 2015. Between 1 April 2015 to 31 March 2023, there have been 6,633 net additional housing completions within Sunderland (Tables 4 and 5). Annually this is broken down by financial years as follows:

Year	Completions (net)	No. of completions (net) that were affordable homes	No. of completions (net) that were older persons accommodation
2015/16	889 dwellings	147 dwellings	205 dwellings
2016/17	710 dwellings	177 dwellings	79 dwellings
2017/18	880 dwellings	231 dwellings	95 dwellings
2018/19	706 dwellings	108 dwellings	0 dwellings
2019/20	813 dwellings	111 dwellings	0 dwellings
2020/21	674 dwellings	60 dwellings	58 dwellings
2021/22	974 dwellings	150 dwellings	0 dwellings
2022/23	987 dwellings	187 dwellings	1 dwelling
Total	6,633 dwellings	1,171 dwellings	438 dwellings

Table 4 Housing Completions (2015-2023)

	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
A - Newbuild Completions	767	725	886	667	617	676	912	968
B – Demolitions	24	38	153	41	6	12	14	13

C - Change of Use Net Change	52	5	115	55	192	2	72	19
D - Conversions Net Change	94	18	32	25	10	8	4	13
TOTALS (A - B + C + D =)	889	710	880	706	813	674	974	987

Table 5 Housing completions (Net) per annum

4.9 Appendix 6 includes a schedule of new build net completions by site between 1 April 2015 to 31 March 2023. Student accommodation completions are not included in these figures. The annual affordable housing and older persons accommodation delivery (those that fall within use class C3), are detailed in Table 4 from the start of the plan period.

4.10 With regards to the completion data for SHLAA and five year supply purposes, the Council does not include student accommodation units or older persons accommodation which fall within Use Class C2, as such these sites are not included within the supply. These uses are monitored and recorded separately.

Housing Delivery Test

4.11 Paragraph 76 of the NPPF requires Councils to monitor the delivery of sites which have permission. The Housing Delivery Test (HDT), published annually by the Government, assesses the performance of the development industry in delivering sites across each local authority area, against the dwellings required by the adopted strategic policies for each area. Where delivery falls short, the NPPF specifies that LPAs must either: produce an action plan (delivery below 95% of the requirement, as set out in paragraph 76 of the NPPF); add a 20% buffer to the 5 year housing supply (delivery below 85% of the requirement, as set out in footnote 41 of the Framework); or apply the presumption in favour of sustainable development under paragraph 11 of the Framework (delivery below 75% of the requirement, as set out in footnote 8 of the Framework).

4.12 As the Government have recently consulted upon a revised version of the NPPF (Dec 2022), which includes proposed changes to the Housing Delivery Test, the 2022 results have not yet been published. However, in 2022 there was no under delivery within Sunderland (nor for the two years prior to this) and as such a 5% buffer would still normally be appropriate for the calculation of a five year land supply position if the Council chose not to submit an APS for the five year housing supply. Table 6 below sets out the 2021 HDT, which is the most up to date published figure. Paragraphs 4.19-4.20 of this report further sets out the buffer applied to the 5 year housing supply for this APS.

Delivery Test	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	HDT: measurement	HDT: Consequence
	2018-19	2019-20	2020-21		2018-19	2019-20	2020-21			
2021 Delivery Test	581	525	372	1477	720	813	669	2202	149%	None

Table 6 Housing Delivery Test (2021)

Shortfall

4.13 As set out earlier, the baseline position for the five year housing land requirement is 3,725 net additional dwellings over the period from 1 April 2023 to 31 March 2028. It is then necessary to apply adjustments to the baseline requirement to take account of any shortfall over the plan period to date and apply the appropriate buffer.

4.14 In accordance with CSDP Policy SP8, the overall housing requirement over the plan period to date (1 April 2015 – 31 March 2023) was 5,960 (745 per annum x 8 years). As set out earlier (Table 4), there were 6,633 net additional completions within this period which represents an oversupply of 673 dwellings over the plan period to date. Therefore, the Council does not need to include any shortfall when calculating its five year land supply.

Oversupply

4.15 Although the NPPF gives guidance on dealing with under delivery of housing in previous years, it has historically been silent on the issue of taking into account oversupply for the purposes of calculating a five year housing land supply position, other than guidance within the PPG on how past under delivery or a shortfall can be taken into account and in this context states following:

“Where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years.”

4.16 As such, the City Council have previously referenced the oversupply issue within the APS document, but never deducted it from the requirement in the absence of any clear guidance. However, the recent proposed Government reforms to the National Planning Policy Framework (December 2022) recognised that the current system has the potential to penalise those planning authorities that overdeliver their housing requirement early in the plan period and as such proposed to bring clarity to the position on oversupply. In doing so, it proposed to bring guidance on oversupply in line with that on undersupply when calculating a five-year housing land supply and enable a local planning authority to deduct any oversupply from earlier in the plan period from the five-year land housing requirement.

- 4.18 Given that the Government had proposed to publish the revised NPPF in Spring 2023, the Council adopted the draft guidance when calculating its housing requirement within the draft APS and therefore proposed to remove the oversupply from the housing requirement.
- 4.18 Following the submission of representations disputing this approach as part of the consultation on the draft APS and that the revisions to the NPPF have not been published prior to the submission of this APS report, the Council has decided to no longer deduct the oversupply from the housing requirement until further information is provided from the Government in order to support this approach. This will ensure consistency in approach with previous iterations of the APS.

Establishing the Buffer

- 4.19 Paragraph 74 of the NPPF states that:

“...the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) 20% where there has been significant under delivery of housing over the previous three years to improve the prospect of achieving the planned supply.”*

- 4.20 Notwithstanding the recent proposed Government reforms to national planning policy and the proposed removal of five-year land supply buffers from national policy, as the Council has chosen to confirm its five year housing supply through the APS process for a fourth time in this version of the APS, it is proposed that a 10% buffer is still applied to the five year requirement in accordance with paragraph 74 of the NPPF. A larger buffer of 20% is only required where housing delivery has fallen short of 85% of the requirement as calculated in the Housing Delivery Test. As stated earlier, the 2022 Housing delivery Test result has not yet been published, however housing completion data for Sunderland indicates no under delivery and the Council passed the Housing Delivery Test in the most recently published results in 2021 and as such it is not considered that the larger buffer applies to Sunderland.

Summary of Five-Year Housing Land - Supply Requirements

4.21 Table 7 summaries the Council's five-year housing land supply requirement calculation:

Annual Housing Requirement	745 dwellings net
Baseline Five Year Housing Requirement for period 2023/24- 2027/28	3725
Actual Completions 2015-2022 (excluding student accommodation ¹³)	6633
Shortfall	0
10% buffer	373
Five Year Land Supply Requirement	4098

Table 7 Five Year Land Supply Requirement

¹³ Student Accommodation completions are not included within the Council's net housing completions data.

5. Five Year Housing Land Supply Methodology – Calculating Supply

5.1 This section of the report, details how the Council has calculated its five year housing land supply requirement. There are five main components which need to be factored into the supply:

- Deliverable sites;
- Small sites;
- Windfall;
- Change of use and conversions; and
- Demolitions

Deliverable Sites

5.2 In order to demonstrate 5 years' worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. The definition of 'deliverable' in the NPPF Annex 2 is as follows:

“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.”

SHLAA Update

5.3 The NPPF states at paragraph 68 that:

“Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a Strategic Housing Land Availability Assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.”

5.4 A SHLAA is therefore the starting point for the five year housing land supply process. Sunderland's most recent version being the 2020 SHLAA which informed the draft A&D Plan.

Categorising Sites in line with NPPF Annex 2

5.5 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.”*

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

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

- 5.7 Therefore, in principle, even where a site does not fall into Category A or Category B, a site can still be included in the five-year housing land supply if it satisfies the tests of availability, suitability, achievability and a real prospect of delivery. The Council has included one site (078A) that meets neither Category A or B definitions (this site has been included within the Category B site totals under ‘Other deliverable sites’). The Council considers the site to be a deliverable site as it is one of the Council’s prime regeneration sites within the adopted Riverside Sunderland Supplementary Planning Document and has recently received Cabinet approval to be disposed of to the preferred developer, who has secured private sector funding to deliver the site. Paragraph 5.39 and the site profile (Appendix 3) provide greater detail regarding this site and why it has been included in the five year supply.

Demonstrating Deliverability

5.8 As set out above, sites categorised as ‘A’ are considered to be deliverable unless evidence can justify otherwise. Category ‘B sites’ including ‘other deliverable sites¹⁴’ require further evidence to be considered deliverable. Such evidence, to demonstrate deliverability, may include:

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

5.9 Appendix 3 of this document includes site profiles for each site in the Five Year Housing Land Supply Schedule which demonstrate that each site is considered to be deliverable. It details

- **Site information** – site name, SHLAA reference, planning application reference, site capacity, developer and date of consent.
- **Planning permission information** – this section details the progress of the planning application(s), whether a S106 is outstanding or has been signed, whether pre-commencement conditions have been discharged. For applications pending, it identifies any outstanding issues that need to be resolved before permission is granted and likely timescales. This section also gives an indication as to what has taken place to progress the site once consent has been granted, such as initial site works undertaken, or S106 payments on commencement been made. Survey work undertaken, demolitions taken place.
- **Funding/Bid information** – this section details whether the site requires funding to deliver, the type of funding and the progress to securing funding.
- **STAGE 1: Assumptions** – this section details the assumptions the Council made in regard to forecasting delivery for the 2023-2028 period. The methodology to calculating delivery rates is set out in detail further in this section.
- **STAGE 1: Developer/Stakeholder feedback and outcome** – this section identifies whether the developer/stakeholder agreed with the delivery forecasts or whether

¹⁴ Site 078A is considered to be an ‘other deliverable site’.

they disputed the site's forecasts and suggested alternative delivery forecasts. A summary of the outcome is recorded.

- **STAGE 1: Steps taken to resolve issues** – this section sets out how the Council has resolved site delivery forecasting issues raised by the developer or stakeholder.
- **STAGE 1: Final Stage 1 forecasts** – this section sets out revised site delivery forecasts as a result of consultation with developers and stakeholders. These site delivery forecasts formed the basis for consultation on the draft APS and the five year housing land supply schedule in Appendix 2.
- **STAGE 1: Conclusion** – This section concludes the site's status in the five year supply after initial consultation with developers and stakeholders regarding delivery.
- **STAGE 2: Consultation Feedback** – this section summarises the key issues that have arisen through the consultation on the draft APS, with the development industry and/or stakeholders that have submitted feedback.
- **STAGE 2: Council Response** – this section details the Council's response to the consultation feedback and identifies any changes required to the final APS, as a result of the feedback.
- **STAGE 3: Disputed Site** – this section identifies whether a site and its housing delivery are disputed and details the steps taken by the Council to resolve any issues regarding site delivery, or other issues raised through the Stage 2 consultation process.
- **Final Forecast** – this section identifies a site's delivery forecast and is a culmination of the consultation outcomes of stages 1 – 3.
- **Final APS Conclusion** – this section summarises the consultation outcomes and justifies a site's housing delivery forecast, identified in the "Final Forecast" section

5.10 The site profiles identified in Appendix 3 have evolved throughout the APS consultation process and demonstrate how a site's housing delivery forecast has been adjusted as part of the APS consultation process.

5.11 Appendix 5 includes copies of written evidence submitted to the Council to justify a site's delivery and its consideration as a deliverable site in the five year period.

Delivery Rates/Forecasts and Lead in Times

SHLAA Assumptions

5.12 The approach to determine delivery rates and lead-in times is primarily based on tested assumptions set out in the SHLAA. These assumptions were examined through the Examination in Public for the CSDP and were prepared in agreement with Sunderland's SHLAA Partnership. The SHLAA methodology was prepared collaboratively by:

- Establishing the regional SHLAA working group where all Local Authorities prepared their SHLAAs in accordance with a development industry approved Regional SHLAA Implementation Guide (March 2008);
- Setting up a key stakeholder partnership comprising local authority planning and housing officers together with representatives of housebuilders/developers, Registered Providers and private sector consultants and agencies to discuss each authorities approach. This led to the formation of a Tyne and Wear SHLAA Panel that had a direct input into the methodology of each local authority's SHLAA by agreeing the approach taken by each LPA and endorsing the final assessment;
- Reviewing the SHLAA methodology in consultation with the development industry to ensure the assumptions being applied were still accurate;
- Establishing a Sunderland SHLAA Partnership which comprised of a number of stakeholders who possessed key skills and knowledge of housing and housing delivery within Sunderland; and
- Arranging meetings with the Sunderland SHLAA Panel to review all sites in the SHLAA and the assumptions made as and when the SHLAA is updated.

5.13 The SHLAA base assumptions developed for delivery rates are set out in Table 8.

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

Allocated housing sites with known recent developer interest	Delivery of units will start from year 4 at a rate of no more than 30 dwellings per annum.
Developable sites on which an application is expected within 12 months	Delivery of units will start from year 4 at a rate of no more than 30 dwellings per annum.
Other developable SHLAA sites	Delivery of units will start from year 6 at a rate of no more than 30 dwellings per annum.

Table 8 SHLAA delivery assumptions

- 5.14 Where it is known that there are two developers on a site, an assumption has been made that housing will be delivered at a rate of 40-50 dwellings per annum (20-25 dwellings per annum each). This assumption has been made as two outlets on one site are likely to deliver units at a higher rate overall than a site with only one outlet. A similar housing offer is likely to be offered on a dual outlet site and therefore, sale and take up of the units is distributed between the two outlets. Similarly, for multi-developer sites with three or more outlets a delivery rate of 20 dwellings per annum has been assumed, per outlet. Where developers have indicated higher rates of delivery, this will be reflected in the delivery forecasts for a site.
- 5.15 Adjustments have been made to the relevant sites where developers have indicated that current market conditions and mortgage affordability issues are anticipated to constrain sales for the next two years.
- 5.16 Appendix 6 includes the average build rate per site between 2015-2023. Analysis concludes that on sites with less than 10 units, delivery rates are 3.4 units per annum. Sites of 10 units or more on average deliver 30 units per annum.
- 5.17 The Council keeps these delivery assumptions under review and seek advice from the development industry to ensure they remain appropriate.

Lag times

- 5.18 Work has been undertaken to gain an understanding of the average timescale taken from validation to determination on major residential schemes. Consideration has been given to all major housing sites which have delivered units since the start of the plan period in 2015 and demonstrates an average determination timescale of 8.5 months. As an average, it should be noted that this also includes complex planning applications, including those which have no planning status and may not have involved pre-application discussions with the Council, where any site-specific issues can be addressed up-front. The data associated with this is provided at Appendix 7.

- 5.19 Work has also been undertaken to gain an understanding of the timescales taken from an application being granted consent at planning committee, subject to the signing of the S106, until the S106 is actually signed and the planning permission issued. Consideration has also been given to sites within this category since 2018. Records indicate that it takes an average of 2 months for the S106 to be signed and the planning permission issued. This is the average, which understandably means that this varies between applications and those with more complex issue do take longer than this, however applications which are straight forward do take less than the 2 months. The data associated with this is included at Appendix 7.
- 5.20 The time period from gaining full planning consent to a site actually delivering housing completions is based on an average of 18 months – 24 months. Appendix 7 confirms that the average lag time for sites since 2015 has been 18.4 months. This time period has been confirmed previously with developers and built into the SHLAA methodology. However, site by site update information and a developer’s previous time period for dwelling delivery is also taken into account.

Historic Delivery Rates and Lead in Times

- 5.21 The Council has established a comprehensive monitoring system to accurately record housing completions. This includes data sourced from the local authority Building Control records, returns from private building inspectors (including NHBC), Council Tax, other Council departments and site visits where necessary. This data allows the Council to review the SHLAA assumptions and look at specific delivery rates for a developer or a size of site. Appendix 6 sets out the average build rate per annum for completed sites and those which are currently under construction. When a developer informs the Council through the APS process that a site has more or less completions than records indicate, the Council will review its completions data for a development site. Discrepancies are normally due to different annual recording time periods between the Council and developer or lag times due to the Council not receiving data from the relevant data source. Where this is noted, the Council data is utilised for consistency.

Developers Delivery Forecasts

- 5.22 Throughout this process, the Council has sought the view of developers and stakeholders to ensure the assumptions are robust and accurate. Further information on the engagement process is set out in section 7 of this Statement. This has included asking developers/stakeholders to confirm their position in writing to the Council, whilst giving others the opportunity to challenge these assumptions.
- 5.23 In March/April 2023, developers were asked to submit proformas (Appendix 8) which confirmed delivery forecasts for their site(s). Developers were also asked to complete a section justifying a site’s deliverability in the five year period and the proforma provided an

opportunity for developers to identify if there were any market issues impacting upon housing site delivery, a year on from the previous APS process.

- 5.24 Developers and stakeholders also had the opportunity to submit revised site delivery forecasts through the draft APS document (Stage 2 consultation) and one to one basis targeted engagement was also undertaken throughout the process where necessary.
- 5.25 In order to forecast housing delivery over the five year period 2023-2028, the Council provided developers with the opportunity to forecast their sites' delivery rates and reflect any market impacts, should they be experiencing any. In March/April 2023, the Council issued to developers, initial site delivery forecasts for individual sites (Stage 1), which considered a full years' worth of completion data for the 2022/23 period. Developers were given four weeks to agree, put forward alternatives or update this information. This approach allowed for the identification of delivery issues at an industry level and those specific to an organisation and/or a specific development site or group of sites. All Stage 1 delivery forecasts and their justifications can be found in Appendix 3. Appendix 5: Stage 1 Developer Correspondence provides evidence of engagement with the development industry at Stage 1 of forecasting, including Stage 1 delivery forecasts which reflect any known delivery issues.
- 5.26 Stage 1 developer responses and revised developer site forecasts were reviewed by Planning Officers to identify whether they were realistic in the current climate and sufficient justification was provided by the developer to substantiate a delivery forecast change. Where appropriate, planning judgement was exercised and revisions adjusted. The delivery forecasts were then subject to a further consultation (Stage 2) as part of the draft APS document, where alternative suggestions to the delivery forecasts could be made again. All Stage 2 consultation responses were reviewed and appropriate planning judgement exercised before finalising delivery forecasts.
- 5.27 The Council considers that the trajectories included in the final 2023 APS are realistic and reflect current market conditions.

Delivery Forecasts for Category A Sites

- 5.28 Sites identified as Category A are considered deliverable, unless clear evidence suggested that homes would not be delivered on site, in accordance with Annex 2 of the NPPF. Category A sites are subdivided into:
- Sites under construction; and
 - Sites with planning permission.

- 5.29 Slightly different approaches have been taken when forecasting delivery of Category A sites, depending on whether a site is ‘under construction’ or ‘with planning permission’.
- 5.30 For Category A ‘under construction’ sites, the starting point was a review of the site’s previous annual delivery rates, which was compared to the Stage 1 developer’s forecasts submitted to the Council. If a developer’s forecasts were at a delivery rate which was consistent with what had previously been achieved, the Council continued with the developer’s forecast for the five year period, as it was sustainable and no evidence had been presented to suggest that the site would not come forward for development in a consistent fashion. If there was a substantial discrepancy between the Stage 1 forecasted delivery rates and previous delivery rates, the default position would be to question the developer further to justify their forecasts. If this could not be justified and evidenced, the Council would apply planning judgment and would take a cautious approach to the forecast based on previous delivery rates. Where no information was available, such as the developer having no previous recent site delivery within the city, the assumptions were in line with the previously agreed SHLAA methodology set out earlier.
- 5.31 For Category A sites with planning permission but yet to commence, the starting point was the Stage 1 delivery proforma returned by developers in April 2023. The Council determined whether the developer had sufficiently justified the forecast rate. Where justification was not provided, the Council used the historical performance of the developer on other development sites in Sunderland to determine if the forecasts were achievable and realistic. If the forecasts were determined by the Council not to be achievable and realistic, or the developer had no previous site delivery, the default position for forecasting delivery returned to the SHLAA Methodology. For the purposes of Category A sites yet to commence, delivery of units would start from year 2 based on the standard average of 18 months from planning permission to first completion.

Delivery Forecasts for Category B Sites

- 5.32 Annex 2 of the NPPF is clear that sites designated as Category B sites should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. As Category B sites are yet to secure detailed planning permission, their deliverability is subject to more scrutiny. Category B sites have been subdivided into the following sub-categories:
- Permitted Outline (major development);
 - Allocated site;
 - Brownfield Register; and
 - Other deliverable sites¹⁵

¹⁵ Other deliverable sites’ as set out in para 5.6-5.7.

- 5.33 The starting point for forecasts for all Category B sites is to consider the returned Stage 1 developer proformas to determine if significant obstacles stand in the way of housing delivery in the five year period. Developers were asked to complete a section justifying a site's deliverability in the five year period. This information assisted the Council to determine if a Category B site could be included in the five year supply or whether a site should be excluded from the supply position.
- 5.34 Responses/updates were returned for all Category B sites included in the five year housing supply, these were from site proformas, e-mails or telephone discussions with developers and landowners as part of the APS process in April 2023 (Appendix 5). This included discussions with Development Management colleagues to gain an understanding outstanding technical matters and timescales for signing S106 agreements.
- 5.35 The Council considered the delivery rates in the returned Stage 1 proformas against historic delivery rates across the city. If the Council considered that insufficient evidence had been submitted to demonstrate that the site is likely to come forward for development within the five year period, the Planning Officer would have either removed the site from the supply or identify it as a "disputed site". The Council then consulted with the development industry and stakeholders to see if further evidence could be submitted to support a site's inclusion in the five year supply. If the Council has not agreed with assumptions made by the developer, this has been justified and captured in Appendix 3: Site Profiles.

Deliverable Sites Overview

- 5.36 In total 65 sites are deemed to meet the NPPF definition of deliverable and of these 85% are classified as Category A sites and 15% are Category B sites. (Four Category A sites also include a number of dwellings which are classified as Category B dwellings, more detail on this is set out at paragraphs 5.39-5.45, however the dwelling numbers are reflected in the appropriate categories below). Therefore, the majority of Sunderland's five year housing supply has detailed planning consent and many are already under construction. Table 9 and 10 below, display the breakdown of Category A and B sites and their housing delivery forecasts over the five year period.

	2023/24 (Units)	2024/25(Units)	2025/26 (Units)	2026/27 (Units)	2027/28 (Units)	Total (Units)
Total A dwellings	958	846	579	330	255	2968
Permitted – Not started	25	243	46	0	0	314
Permitted – Under Construction	933	603	533	330	255	2654

Table 9 Composition of Deliverable Category A Sites by planning status 2023/24-2027/28

	Sum of Completions 2023/24	Sum of Completions 2024/25	Sum of Completions 2025/26	Sum of Completions 2026/27	Sum of Completions 2027/28	Totals
Total B dwellings	0	11	307	495	414	1227
Allocated CSDP Site	0	0	59	73	84	216
Brownfield Register	0	11	118	158	70	357
Outline Consent	0	0	90	139	185	414
Other deliverable sites	0	0	40	125	75	240

Table 10 Composition of Deliverable Category B Sites sub category 2023/24-2027/28

5.37 In relation to the Category A sites within this APS, these are considered deliverable and there has been no clear evidence submitted to demonstrate that these homes will not be delivered within five years.

5.38 As the NPPF states that clear evidence for Category B sites should be in place to demonstrate that housing completions will begin on site within five-years, the Council has had detailed discussions with landowners/developers to determine a number of factors to demonstrate deliverability, these are set out below:

- That there are no obstacles to site ownership and confirming that developers have options to purchase the site following grant of Full/Reserved matters planning permission;
- Gaining confirmation of what works have been undertaken to progress the site, such as site investigation work, assessment and survey work;
- Evidence to indicate that the developer/landowner has had positive discussion with the Local Planning Authority on the proposed development and anticipated planning application submission timescales;

- Where outline consent is already in place, gaining an understanding of what planning conditions have been discharged or have been included within the Reserved Matters planning application for discharge;
- Investigating whether any pre-commencement S106 payments have been paid;
- Setting out any funding arrangements that are in place which may accelerate delivery and give more certainty to proposals;
- Setting out if the development is subject to further guidance, such as a Supplementary Planning Document, to gain an understanding of the Council's commitment to particular areas of the city with regards house building; and
- Setting out the average time from planning permission being granted to the first housing completion, to demonstrate that developers do act quickly once permission is in place. This also confirms that the forecasting of sites is reasonable.

5.39 This APS contains ten Category B sites and four sites which are part Category A and part Category B. Of these ten Category B sites, two have outline consent in place (sites 388 and 175), of which site 388 has a reserved matters application currently pending consideration. Four sites are CSDP/Saved UDP allocations, of which one has a planning application pending (site 567) and the other three are progressing with land owners/developers. Three sites are on the Brownfield Land Register (sites 54, 163 and 172), one of which has a full planning application pending (site 163). The remaining site has recently been disposed of by the City Council and is identified for residential development within the adopted Riverside Sunderland SPD and has received private sector funding to be delivered within the next five years (078A).

5.40 As mentioned above, four sites within the APS have a number of units that fall within both Category A and Category B. Site 107 is a site that has a capacity of 396 units and is on the Brownfield Register. The first phase has full planning consent in place for 118 dwellings and is under construction, resulting in this element of the development being a Category A site. However, 171 of the units forecast within year five fall under Category B. The developer has confirmed that a planning application for the future phases is anticipated to be submitted in summer 2023.

5.41 Site 062 has a hybrid planning application in place for the development of 800 units, of which 304 units are currently under construction as part of the first phase and are all forecast to be delivered by 24/25. However, the remainder of the units which are forecast within the five-year supply (80 units) fall under Category B, being an allocated site and having outline consent in place. The site is being disposed of by Homes England who are seeking to market the site through their DPS Framework in February 2024 with a full technical pack to speed up delivery.

- 5.42 Site 81 Chapelgarth has an overall capacity of 750 units which is subject to outline consent. The first three phases have full consent and are under construction, which totals 451 units and as such fall within Category A. Of the remaining 299 units, 170 of these fall within years three, four and five and as such are Category B. These category B units fall within phases 4 and 5 and preferred developers have now been secured for these phases, with initial pre-application discussions well underway.
- 5.43 Site 465 Land adjacent to Herrington Country Park has a hybrid planning permission in place for 440 dwellings, of which 116 dwellings are for full consent and 324 dwellings are outline consent. All 116 dwellings will be delivered within years 1-4 and 54 units are to be delivered in year 4 and 5 which are subject to the outline consent. The developer is intending to submit a further reserved matters planning application once the first phase is well underway.
- 5.44 It is demonstrated in the site profiles (Appendix 3) that these Category B sites are clearly in the process of being brought forward by the developers/landowners.
- 5.45 It is considered that as these sites are being actively progressed, as evidenced through the level of information set out for each Category B site (which is set out within individual site profiles), this clearly demonstrates these sites are deliverable and that housing completions will begin on site within five years.

Small Sites

- 5.46 Small housing sites (4 units or less) also contribute to the housing supply in the form of new build, change of uses and residential splits. These small sites are excluded from the SHLAA (and the five-year land supply) as the SHLAA has a site threshold of 0.25 hectares or 5 units or more and therefore such sites are not identified as specific deliverable sites within the five year supply schedule. Therefore, there is a need to calculate the estimated contribution that small sites will make to the five year housing supply. This small sites allowance is based upon the average number of past completions over a ten year period as set out in Table 11.
- 5.47 The approach to a small sites allowance is set out within the SHLAA methodology and as such has been through consultation/discussion as part of that process. The matter of a small sites allowance and the approach to determining this was also examined at the CSDP examination. The Planning Inspector found that there was compelling evidence to justify a small sites windfall allowance of 50 units per annum as part of housing supply forecasting and determined that no double counting had occurred in the calculation of a small site

windfall allowance¹⁶. This approach was also found to be realistic and reasonable in the Planning Inspector’s Reports for the 2020, 2021 and 2022 APS’s¹⁷.

5.48 The small sites allowance has been kept under review and updated as part of this APS process, with the latest figures provided below in Table 11. From the evidence below, it is noted that the long-term average has fallen to 35 dwellings per annum, this is primarily as a result of the number of losses over the past three years increasing. As such for the purposes of this APS and five-year land supply, the number of dwellings to be taken forward as a small sites windfall allowance is 35 dwellings per annum. Again, this data will be reviewed and updated as part of demonstrating future five-year land supply positions.

Financial Year	Total Gains	Total Losses	Net Gain
2013/14	35	1	34
2014/15	57	3	54
2015/16	44	4	40
2016/17	48	0	48
2017/18	63	5	58
2018/19	56	5	51
2019/20	43	15	28
2020/21	42	34	8
2021/22	55	37	18
2022/23	56	43	13
2013/14-2022/23	50	15	35
Average annual dwellings from small sites	35		

Table 11 Net Housing Delivery from Small Sites 2013/14-2022/23

¹⁶Paragraph 226 of the Planning Inspector’s Report (7 January 2020)

https://www.sunderland.gov.uk/media/22107/Final-Report/pdf/Final_Report.pdf?m=637140763590670000

¹⁷ Paragraph 18 of the 2020 PINS APS Report, Paragraph 21 of the 2021 PINS APS Report and Paragraph 62 of the 2022 PINS APS Report.

Windfall Allowance

5.49 Paragraph 71 of the NPPF states that Local Planning Authorities may make an allowance for windfall sites if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the historic windfall delivery rates and expected future trends.

5.50 The SHLAA indicates that forecasts for large site windfalls (sites of 5 units or more) within a housing trajectory are not required. The SHLAA is considered to be sufficiently comprehensive that it picks up large sites through annual SHLAA updates. As there is no compelling evidence that large windfall sites will consistently become available, a windfall allowance has not been accounted for within the supply at this point in time, however this will be kept under annual review.

5.51 Small windfalls (less than 5 units) are already picked up through the small site allowance set out above.

Change of use and Conversions

5.52 Change of use and conversions can also contribute towards the housing supply. Any permissions for change of use or conversions, which would result in the net addition of 5 units or more, are included as deliverable sites. In this case, the net number of additional dwellings proposed is used. Any change of use or conversions on small sites is picked up through the small site allowance.

Demolitions

5.53 Sunderland has experienced substantial demolitions over the past 15 years or so as a result of significant stock clearance and renewal undertaken by the largest registered provider within the city, Gentoo. Table 12 shows demolitions within the city over the period from 2007-2023, with significant demolition taking place between 2007 and 2013 due to the phasing of Gentoo's regeneration and renewal programme.

Year	Number of Demolitions
2007/08	-566
2008/09	-527
2009/10	-216
2010/11	-343
2011/12	-278

2012/13	-202
2013/14	-3
2014/15	0
2015/16	-24
2016/17	-38
2017/18	-153
2018/19	-41
2019/20	-6
2020/21	-12
2021/22	0
2022/23	-13

Table 12 Sunderland demolitions 2007 -2023

5.54 However, large scale demolitions are no longer anticipated to occur going forward and through discussions with Gentoo and other key stakeholders it has been identified that there are no planned demolitions within the next five years (2023-2028). The Council has therefore not proposed to include any demolitions within this APS.

5.55 The approach the Council has taken with regards to demolitions was considered by the Planning Inspector during the Examination of the CSDP. As set out on in the Inspector's Report¹⁸, as demolitions for the next five years are largely known through discussions with Gentoo and other key stakeholders, it was considered appropriate and justified to account for them on this basis as part of the first five years of the housing land supply. For the remainder of the plan period an allowance of 20 demolitions per year is included as this is the historic average (when excluding the large-scale demolitions as part of Gentoo's previous renewal programme). As there are no plans to carry out any further major clearance, the Council has therefore continued with this approach and as such no demolitions are included within the five year housing land supply figure. This is also consistent with the approach taken in the Council's previous APS' and has been accepted as being appropriate and justified by the Planning Inspector each occasion.

¹⁸ Paragraph 227 of the Planning Inspector's Report (7 January 2020)
https://www.sunderland.gov.uk/media/22107/Final-Report/pdf/Final_Report.pdf?m=637140763590670000

Empty Homes

5.56 The Council recognises the existing housing stock in Sunderland remains an important asset. Bringing empty properties back into residential use or modernising an older property is considered more sustainable than its loss, as it not only contributes to the housing supply but helps to rejuvenate streets, areas and communities blighted by long term empty properties. As the number of long term empty properties increase and decrease over short periods of time, net additions or losses to stock are monitored and accounted for in the small site allowance, conversions, change of use or demolitions categories above, where appropriate. Therefore, there is no requirement to account for empty homes specifically within the five year housing supply.

Disputed sites

5.57 Disputed sites are those sites where a developer/stakeholder has challenged the inclusion of a site in the five year housing land supply, or where consensus on likely delivery has not been reached.

5.58 There were initially 12 disputed site forecasts identified in the 2022 APS following Stage 2 public consultation (Sites 062, 413, 063, 567, 163, 463A, 388, 175, 172, 659, 477e, 078A) and a further 3 sites where it was considered that double-counting had occurred as these sites had already been completed. The Council has set out, in the site profiles in Appendix 3, the disagreements regarding a site's delivery at Stages 1 & 2 of consultation. As part of the engagement process, the Council discussed points of disagreement with developers/stakeholders and has sought to reach a consensus regarding a site's inclusion in the five year supply. Following these discussions, the number of disputed sites has been reduced to 9. The full details of these disputed sites can be found in section 7 at paragraphs 7.37-7.44.

Summary of Five-Year Housing Land-Supply Calculation

5.59 Table 13 summaries the Council's five-year housing land supply calculation:

Category A sites	2968
Category B Sites	1227
Small Sites	175
Demolitions	0
Total Supply	4370

Table 13 Five year land supply calculation

6. Sunderland's Five Year Housing Land Supply 2023/24 - 2027/28

6.1 Table 14 details the Council's five year housing land supply calculation in more detail.

Annual Housing Requirement	745 dwellings net
Five Year Housing Requirement for period 2023/24 - 2027/28	3725
Shortfall	0
10% buffer	373
Five Year Land Supply Requirement (including 10% buffer)	4098
Category A sites	2968
Category B Sites	1227
Small Sites	175
Demolitions	0
Total Supply	4370
Five year supply performance against 110% of housing requirement (%)	107%
Five year supply performance against 110% of housing requirement (years)	5.3 years

Table 14 Sunderland Five Year Land supply

7. Sunderland's Engagement Statement

7.1. This section of the report includes the Council's Engagement Statement which establishes how the Council has prepared the APS through engagement with developers and others who have an impact on delivery. It sets out how the Council has met the requirements set out in the PPG which states that:

"Authorities will need to engage with stakeholders who have an impact on the delivery of sites. The aim is to provide robust challenge and ultimately seek as much agreement as possible, so that the authority can reach a reasoned conclusion on the potential deliverability of sites which may contribute to the 5 year housing land supply."

7.2. The PPG also requires that LPAs must present:

- *" an overview of the process of engagement with site owners/applicants, developers and other stakeholders and a schedule of site-based data resulting from this;*
- *specific identification of any disputed sites where consensus on likely delivery has not been reached, including sufficient evidence in support of and opposition to the disputed site(s) to allow a Planning Inspector to reach a reasoned conclusion; as well as an indication of the impact of any disputed sites on the number of years of supply;*
- *the conclusions which have been reached on each site by the local planning authority in the light of stakeholder engagement; and*
- *the conclusions which have been reached about the overall five year housing land supply position."*

Process of Engagement

7.3. Sunderland's Statement of Community Involvement (SCI) sets out how the Council will engage proactively when preparing Development Plan documents. The specific requirements of preparing an APS means a bespoke consultation process is needed.

SHLAA Partnerships and Panels

7.4. The Council recognises the importance of working in partnership with others when updating its housing land supply and for a number of years has actively worked with partners when preparing the Council's SHLAA.

7.5. The Council undertakes a robust consultation exercise when preparing its SHLAA (which incorporates the five-year land supply). The Council has always taken a partnership approach to its preparation. This has involved being part of a regional SHLAA working group where all Local Authorities prepared their SHLAAs in accordance with a development industry approved Regional SHLAA Implementation Guide (March 2008). Subsequently, a key stakeholder partnership was established comprising local authority planning and housing officers together

with representatives of housebuilders/developers, Registered Providers and private sector consultants and agencies.

- 7.6. The partnership also led to the formation of a Tyne and Wear SHLAA Panel that had a direct input into the methodology of each local authority SHLAA by agreeing the approach taken by each LPA and endorsing the final assessment.
- 7.7. The Council updated its SHLAA methodology in 2016 in consultation with the development industry to ensure the assumptions being applied were still accurate. The Council also established a Sunderland SHLAA Partnership which comprised of a number of stakeholders who possess key skills and knowledge of housing and housing delivery. Members of the partnership represent the following groups:
- developers;
 - those with land interests;
 - land promoters;
 - local property agents;
 - registered providers;
 - utility providers; and
 - partner organisations.
- 7.8. The Sunderland SHLAA Partnership members come together with the Council as and when required, to discuss and advise on sites within the SHLAA, which includes sites within the five-year land supply. It is anticipated that the SHLAA Partnership will be convened later in 2023.

APS Engagement Approach

- 7.9. The Council has undertaken a three-stage engagement process with developers and stakeholders. The stages include:
- Stage One: Gathering evidence and site forecasts from the development industry regarding housing delivery on Category A and B sites. This stage was undertaken during April 2023 ;
 - Stage Two: 4 week consultation with developers and stakeholders to share the draft five year land supply position and draft APS document for comment. This stage was undertaken between May-June 2023; and
 - Stage Three – Further targeted engagement with the development industry following consultation on the draft APS and draft five year land supply position, with regard to disputed sites, with a view to seeking agreement prior to the submission of the final APS to PINS.

Stage One: Gathering Evidence and Forecasts from the Development Industry Regarding Housing Delivery on Category A & B Sites

- 7.10. As a starting point, Planning Officers reviewed all Category A and B sites which they considered met the definition of deliverable for inclusion in the five year housing land supply, in accordance with the NPPF and looked at the developer's historic delivery rates on a range of sites within the city over the last five years, where possible. The Council also reviewed developer housing delivery in the financial year 2022/23 and compared it to the forecasted housing delivery rates agreed and identified for sites included in the 2022 APS.
- 7.11. In terms of delivery performance, most sites had generally performed as expected and conformed to 2022 APS delivery forecasts.
- 7.12. For Category A sites (not started) and Category B sites (where site delivery performance was unavailable due to the site not starting), an initial site forecast was established by Planning Officers using the SHLAA Methodology, developer history of delivery in Sunderland, site knowledge and previous engagement with developers.
- 7.13. All initial site delivery forecasts for Category A and B sites were identified in a site proforma (Appendix 8) which provided a justification of the Council's reasoning for each site's forecast rates. Site proformas were then shared with site developers and stakeholders¹⁹ for comment.

Site Proformas April 2023

- 7.14. Site developers and stakeholders were invited to review and complete their site proformas to forecast housing delivery for their respective sites to inform the next iteration of the five year housing supply. Developers and stakeholders were given 4 weeks²⁰ to provide their views regarding the Council's site delivery forecasts and provide revised site forecasts and evidence to justify alterations, if they disagreed with the Council's assumptions and forecasts.
- 7.15. The Council received a 58% response rate of completed proformas/e-mails for Category A & B sites in the APS, including a 100% response rate for Category B sites. A copy of the site proformas sent to developers is available in Appendix 8 and all correspondence received to Stage 1 consultation is included in Appendix 5.
- 7.16. The trajectories set out in the returned proformas were not immediately accepted by the Council. Each of the submitted proformas was assessed to determine if, where forecasts were altered, the developer/stakeholders assumptions were realistic and a planning judgement

¹⁹ Stakeholders may include any party with an interest in a category A or B site e.g. landowner, agent or land promoter.

²⁰ Stage 1 Site Proformas were circulated to site developers and stakeholders week commencing 27 March 2023, with a deadline of 24 April 2023 to reply.

was applied by a Planning Officer. To judge this, the Council once again looked at a developer's historic delivery rates on a range of sites within the city over the last five years and in the financial year 2022/23 and compared it to the forecasted housing delivery rates agreed and identified in the 2022 APS, to ensure a site's forecast was realistic and representative of delivery by the developer.

7.17. The Council has set out in the site profiles where planning judgement has been applied and where an alternative trajectory from that submitted by the developer has been applied.

Stage Two: Four week draft APS and five year land supply position consultation with developers, landowners, stakeholders, public and interested parties.

Draft APS and Five Year Land Supply

7.18. After taking into consideration the outcomes of the Stage 1 site proformas and assessments by officers, the Council compiled a draft five year housing land supply calculation and schedule (Appendix 9 and 2).

7.19. Engagement to prepare the draft five year land supply was undertaken informally through Stage 1 site proformas and direct contact with developers/landowners. However, where necessary, the Council ensured consistent engagement with developers/landowners to understand the latest status of a site. Appendix 5 to this report includes correspondence with developers/landowners during this process for each of the sites included as a deliverable housing site within this APS

7.20. As part of this consultation the draft APS and a comments form (Appendix 12) was sent via e-mail to landowners, developers, statutory bodies and other interested organisations (as listed in Appendix 10) for a period of four weeks between 22 May 2023 and 19 June 2023. The draft APS was also published on the Council's website for public viewing. The Council invited comments on the five year housing land supply position and the assumptions and forecasts were used for each site to determine the five year housing land supply position. The Council reviewed all representations and responded to all comments made, which were captured and detailed in this final APS document submitted to PINS.

7.21. The draft APS and five year housing land supply position were circulated via email on 22 May 2023 to developers, landowners and stakeholders for consultation (Appendix 11) and published on the City Council's website for members of the public and any other interested parties to review. Developers, stakeholders and interested parties were given a four week consultation period ending on 19 June 2023, to submit their representations to the Council. Responses were invited by email to planningpolicy@sunderland.gov.uk. The Council has

reviewed all representations and responded to all comments made, which have been captured and detailed in the final APS document submitted to PINS.

Representations to the draft APS

7.22. The Council received 31 comments from 8 organisations including;

- Esh (1 comment)
- Historic England (1 comment)
- Nexus (6 comments)
- Story Homes (1 comment)
- National Highways (1 comment)
- Gentoo (5 comments)
- The Coal Authority (1 comment)
- Barratt David Wilson (15 comments)

7.23. All representations received as part of this consultation have been taken into consideration by the Council in reaching a conclusion on its five year housing land supply position. Table 15 summarises the comments submitted to the draft APS and outlines how the Council has taken these into consideration during the Stage 3 targeted engagement, in order to find out supplementary evidence regarding site delivery and where the Council has made amendments to the APS as a result of a representation. Further details regarding the Stage 3 targeted engagement can be found in paragraphs 7.25-7.29. Appendix 14 details all representations received to the draft APS Stage 2 consultation and Appendix 15 details further correspondence with developers and stakeholders regarding disputed sites

7.24. Barratt David Wilson Homes submitted representations identifying 15 sites within their email. Planning Officers reviewed the representation and the sites identified and used planning judgement to assess whether Barratt David Wilson Homes were disputing a sites delivery forecast. Three sites were considered to be site queries regarding whether the sites had already been completed (477d, 752 and 735), with the remaining 12 sites considered to be disputed sites.

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
1	Esh	407C – Land North East of Mount Lane	Alterations to forecast.	The forecasts put forward by the developer aren't in accordance with the Council's completion figures. Following consultation with the developer, they have confirmed they're happy to accept the Council's figures.	No dispute. No changes proposed to be made as a result of this comment, original Council figures carried forward.
2	Historic England	N/A	Historic England have no comments to make on the APS at this stage.	Comments noted.	No dispute. No changes proposed to be made as a result of this comment.
3	Nexus	448 – Penshaw Hoouse	<p>1. Nexus welcomes the broad intentions of allocating land at this brownfield site, which is well served by public transport provision on Station Road, allowing residents to travel by sustainable modes.</p> <p>2. Developments close to Station Road would give residents access to a range of bus services with a 400-metre walking distance from the development site.</p> <p>Services that traverse Station Road</p>	Comments noted.	No dispute. No changes proposed to be made as a result of this comment.

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
			<p>currently offer connections to key employment sites across Sunderland, and to Tyne and Wear Metro connections at Heworth Interchange and within Sunderland City Centre.</p>		
4	Nexus	172 – Former Forest Estate	<p>1. This area of Easington Lane is currently well served by public transport, with the express Go North East service X1 operating in close proximity to the site and allowing residents to traverse the region sustainably.</p> <p>2. Developments adjacent to this key public transport corridor are welcomed, with the development site within 400 metres of a route that provides good bus links throughout Tyne and Wear.</p>	Comments noted	No dispute No changes proposed to be made as a result of this comment.

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
4	Nexus	078A – Farrington Row	<p>1. Nexus supports the ongoing ambitions by Sunderland City Council to redevelop brownfield sites within the urban core, however developers/applicants at this site must be aware of continually changing public transport provision in the area to ensure there are sufficient sustainable connections for prospective residents.</p> <p>2. It is likely that some, if not most, of the allocated land will be in excess of a 400-metre walk from the nearest public transport stop, as a result of changes to services in the area, including the rerouting of the number 8 Stagecoach service.</p> <p>3. Nexus feels there is an opportunity for the</p>	Comments noted. The Council will continue to work with Nexus to improve local bus services where possible.	No dispute. No changes proposed to be made as a result of this comment.

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
			<p>Local Planning Authority to utilise the developments around the area to promote public transport, through the Northern Spire Bridge, the Queen Alexandra Bridge, and the Sunderland Strategic Transport Corridor. Current public transport developments in the area mean this part of Sunderland could be left without adequate bus service provision.</p> <p>Nexus feels there is an opportunity to consider wider developments including around Pallion, land at Deptford Terrace, and this proposed development site, to ensure a holistic view is taken to planning public transport in the area.</p>		
5	Nexus	659 – Nile and Villiers	1. Nexus views this development site as a	Comments noted.	No dispute. No changes proposed to be made as

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
			<p>good opportunity to develop on brownfield land within Sunderland City Centre, benefitting from close public transport links.</p> <p>2. The site is within 600 metres of Sunderland station, which benefits from Tyne and Wear Metro and national rail connections. The site is also close to local bus links, including the current Sunderland Connect services, which also offer bus connections to Sunderland station.</p>		<p>a result of this comment.</p>
6	Nexus	477e – Land North of Burdon Lane	<p>1. Nexus views some challenges regarding access to bus within the area. This development, coupled with other significant developments in the area, will require bus provision to ensure</p>	<p>Comments noted. The Council will continue to work with Nexus and other operators to improve local bus services where possible.</p>	<p>No dispute. No changes proposed to be made as a result of this comment.</p>

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
			<p>sustainable transport choices are made in the area.</p> <p>2. The RDLR will likely provide an opportunity for new commercial bus operations in the future upon completion.</p> <p>3. Nexus recommends the LPA engages in continued discussions with Nexus and the commercial bus operators to ensure this area of South Sunderland is well served by public transport and encourages residents to make sustainable travel choices.</p>		
7	Nexus	463A – Land North of Usworth Hall	<p>1. Nexus has some concerns that a development at this site would not currently be well served by public transport. The location of this development site means most dwellings</p>	<p>Comments noted. The Council will continue to work with Nexus and other operators to improve local bus services where possible.</p>	<p>No dispute. No changes proposed to be made as a result of this comment.</p>

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
			<p>will likely be in excess of a 400-metre walk from the closest bus stop on Stone Cellar Road.</p> <p>2. Further consideration and contributions may need to be provided at this development site to secure public transport provision within this area in order to align with current policy guidance.</p> <p>3. Housing developers or applicants should be mindful that any planned extension to the Tyne and Wear Metro in Washington, or reopening of the Leamside Line to passenger services, would greatly enhance sustainable travel provision for residents within Washington. The location of this</p>		

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
			development site is likely to border the planned extension/reopening, and this should be taken into consideration by the developer/applicant.		
8	Story Homes	N/A	Developer confirmed they have no comments regarding the draft APS.	Comment noted.	No dispute. No changes proposed to be made as a result of this comment.
9	National Highways	N/A	We have identified some differences between the uncertainty log provided for National Highways' Sunderland Infrastructure Study and the APS. However, overall, we are satisfied that the APS is acceptable. We would, therefore, bring to your attention an offer from SYSTRA to update the modelling as part of the Sunderland Infrastructure Study to reflect the most recent 2022/2023 traffic flows. Recommendation for a meeting to discuss.	Comment noted. The Council will contact National Highways to organise a meeting to discuss the points raised.	No dispute. No changes proposed to be made as a result of this comment.
10	Gentoo	N/A	Disagree with the proposal to deduct oversupply from the housing requirement	The Council proposed to deduct oversupply from the housing requirement within the draft APS as this would be consistent with the Government's proposed changes to the National	No dispute over particular sites.

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
			as part of the five year housing land supply calculation.	Planning Policy Framework, which were published for consultation in December 2022. This was considered to be a reasonable approach given the lack of guidance on this matter within the existing Framework and associated Planning Practice Guidance. However, given that the proposed changes have yet been adopted within national policy, the housing requirement calculation has been amended to no longer deduct the oversupply.	The Council will no longer deduct past oversupply from the 5YHLS requirement.
11	Gentoo	<p>107 – Phases 1-6 Chester Road</p> <p>197 – Land to the east of Broomhill Estate</p> <p>440 – Cragdale Gardens</p>	Gentoo confirmed the trajectories for these specific sites.	Comment noted.	No dispute. No changes proposed to be made as a result of this comment.

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
		<p>104 – Former Carley Hill School</p> <p>745 – Land at Keighley Avenue</p> <p>079 – Hylton Lane/Blaydon Avenue</p> <p>175 – Land at Fulwell Quarries</p>			
12	Gentoo	367 – Land South of Coaley Lane	Querying the delivery information for the site. The developer’s data show more completions to date. The trajectories for this site have been confirmed.	With regards to the discrepancies in completions data, the Council uses it’s completions data for consistency across the board, the differences in numbers might be as a result of lag times with regards to receiving this data. To ensure this consistency remains, the Council will continue to use its completions data.	No dispute. No changes proposed to be made as a result of this comment.

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
13	Gentoo	504 – Doxford Park, Phase 6	Querying the delivery information for the site. The developer's data show more completions to date and proposing new figures utilised in APS.	With regards to the discrepancies in completions data, the Council uses it's completions data for consistency across the board, the differences in numbers might be as a result of lag times with regards to receiving this data. To ensure this consistency remains, the Council will continue to use its completions data.	No dispute. No changes proposed to be made as a result of this comment.
14	Gentoo	243 – Land North of Eastbourne Square	Querying the delivery information for the site. The developer's data show more completions to date and proposing new figures utilised in APS.	With regards to the discrepancies in completions data, the Council uses it's completions data for consistency across the board, the differences in numbers might be as a result of lag times with regards to receiving this data. To ensure this consistency remains, the Council will continue to use its completions data.	No dispute. No changes proposed to be made as a result of this comment.
15	The Coal Authority	N/A	Confirmation that the organisation have no comments regarding the draft APS.	Comment noted.	No dispute. No changes proposed to be made as a result of this comment.
16	Barratt David Wilson	N/A	Disagree with the methodology used within the APS, with respect to the following: <ol style="list-style-type: none"> Disagree with the proposal to deduct oversupply from the housing requirement as part of the five year housing land supply calculation. 	<ol style="list-style-type: none"> The Council proposed to deduct oversupply from the housing requirement within the draft APS as this would be consistent with the Government's proposed changes to the National Planning Policy Framework, which were published for consultation in December 2022. This was considered to be a reasonable approach given the lack of guidance on this matter within the existing Framework and associated Planning Practice Guidance. However, given that the proposed changes have yet been adopted within national policy, the housing requirement calculation has been amended to no longer deduct the oversupply. 	The Council will no longer deduct past oversupply from the 5YHLS requirement.

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
			<p>2. Propose the inclusion of a 20% lapse rate for permissions.</p>	<p>2. The Council do not consider it appropriate to include a 20% lapse rate for permissions that might not be brought forward. Only sites where there is clear evidence that delivery will occur have been included within the APS. Sites which meet the qualifying criteria, but do not have the same level of certainty have not been included. The methodology used is consistent with the same approach undertaken in previous APS reports, which has been agreed by respective Planning Inspectors</p> <p>It is also worth noting that the 5YHLS calculation already includes a 10% buffer as part of housing requirement. It is considered that introducing a lapse rate within the supply side figures would be result in double counting.</p> <p>3. The Council has spoken to internal colleagues and external housing partners to check if there are any planned demolitions over the 5 year period, as demolitions within this timeframe would generally be planned for and known. Partners have confirmed that they do not have any demolitions planned within the five year period. This is consistent with the methodology used in previous years and as part of the Examination in Public for the Core Strategy and</p>	<p>No changes required as a result of this comment.</p>

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
			<p>3. Consider that a demolition allowance of 10 units should be applied.</p>	<p>Development Plan. It should be noted that the 10 demolitions included in the 2022 APS related to planned demolitions identified by Gentoo Homes and that these were undertaken in 22/23.</p> <p>4. The Council note that BDW disagree with some of the assumptions used by the Council regarding delivery timescales. Appendix 7 of the APS provides local data regarding average lag times between validation and consent, timescales for S106 signing and timescales between consent and first completions on site. This local data is utilised alongside the SHLAA methodology set out within the APS report which has been agreed with developers on the SHLAA panel and also information provided by respective developers. There may also be site specific reasons which justify a non-standard approach to delivery rates, such as when the site is subject to grant funding which includes spend-by date. Clear evidence relating to the delivery rates on each site is provided within the site profiles at Appendix 3.</p>	<p>No changes required as a result of this comment.</p>

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
			<p>4. Disagreement with some delivery timescale assumptions.</p>		<p>No changes proposed as a result of this comment.</p>
17	Barratt David Wilson	062 – Cherry Knowle	<p>BDW stated that the site should be split into two, and disputed the inclusion of the outline portion of the site as the site has not yet been marketed, does not have a developer on-board and has access constraints.</p>	<p>Delivery of the first phase of the site is agreed. The remainder of the site has outline planning consent and is being promoted by Homes England. Homes England have indicated their intention to market and dispose of the site in February 2024. The site will be disposed of through the DPS Framework via an agreement for lease and building lease which in the context of housing completions will dictate a robust pace of delivery. The site will be brought to the market with a technical pack (ground investigations, arboricultural, ecology, BNG, utilities, earthwork and drainage strategies). Homes England have undertaken a number of these surveys and have confirmed that the remainder of these surveys are due commence in July 2023. Homes England have also submitted a pre-app with a view to reaching agreement on satisfactory access arrangements with the local highway authority prior to the marketing of the site. It should also be noted that access to</p>	<p>Site Disputed.</p> <p>No changes proposed.</p>

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
				<p>phase 2 of the site is agreed and that this could comfortably accommodate the 80 units included within the 5YHLS.</p> <p>Homes England anticipate that first completions will be achieved in Year 3 (25/26). The delivery rates set out within the draft APS propose a slower rate of delivery than that predicted by Homes England, with some first completions in Year 4 (26/27) and a full year of buildout in Year 5 (27/28). This seems reasonable given Homes England's approach to de-risking the site upfront and commitment to delivery on site within the five year period, alongside the proposed disposal model which will dictate a robust pace of delivery.</p>	
18	Barratt David Wilson	413 – Seaburn Amusements	BDW stated that the site should be split into two, and disputed the inclusion of the outline portion of the site.	Whilst it is acknowledged that some of the outline part of the site has been developed for alternative uses, developable parcels do remain which could deliver the number of units identified within the draft APS (60 units). Whilst the site could deliver units within the next five years, there are no firm proposals in place at this time and it is therefore agreed that the outline units are removed from the five year supply.	Remove outline units from the five year land supply (60 units).

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
19	Barratt David Wilson	063 – Vaux Brewery	BDW raised concerns that there were no residential developers on board for the site and questioned how the site could deliver within the 5 years. They also questioned the delivery rates.	<p>The site is being developed by Siglion. The residential units are under construction on site with works at an advanced stage. The site has full planning consent and is being constructed using MMC, which allows for quicker delivery than standard construction methods. The number of units proposed on site is therefore established and is being delivered. Completion of the site is anticipated November 2025, however it is proposed that the build out rates are adjusted slightly to reflect the latest details provided by the developer.</p> <p>Following discussions with BDW, the Council provided evidence that the site is underway and BDW agreed that the site was no longer disputed during the Stage 3 targeted engagement.</p>	<p>Amend trajectory to include 41 completions in Yr 2 and 94 units in Yr3.</p> <p>Site no longer disputed.</p>
20	Barratt David Wilson	567 – Land North of Stone Cellar Road	BDW raised concerns that the planning portal doesn't indicate that the application has been approved and is waiting for the S106. Consider that to deliver in 24/25 works would need to have started on the site already. Therefore, it is recommend that the site trajectory is pushed back.	The draft APS indicates that the site is Category B as it is an allocated site with a planning application pending. The trajectory is consistent with that provided by the developer (Taylor Wimpey) as part of the Stage 1 consultation which anticipated planning consent being granted in June/July 2023. However, it is acknowledged that the site is not yet consented, although likely to be taken to committee soon. Given that achieving planning consent may have moved back slightly, it is proposed that the trajectory is revised to move back completions to Years 3 and 4 of the five year land supply.	<p>Move delivery back to Yr 3 and 4 in five year land supply.</p> <p>Site no longer disputed.</p>

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
21	Barratt David Wilson	163 – Amberley and Harrogate Street	BDW stated that in order to deliver in 24/25 works would need to have started on site now.	<p>The site is being developed by Thirteen Group. Thirteen Group have provided an update that the current planning application has been amended to 97 units and that they are in the process of securing a contractor to build out the scheme. The site has Homes England funding which requires a start on site by 31 March 2024.</p> <p>Thirteen Group have confirmed delivery of the site as follows: Yr2 – 11 units, Yr3 – 49 units, and Yr4 – 37 units. Given the grant funding conditions attached to the site, the projections would appear reasonable. It is therefore proposed that the APS is updated to reflect the revised dwelling total and the updated delivery schedule provided, but that all units remain within the five year housing land supply.</p>	<p>Schedule updated to reflect revised dwelling numbers and trajectory provided.</p> <p>Site Disputed.</p>
22	Barratt David Wilson	463A – Land North of Usworth Hall	BDW stated that time needs to be factored in for the various stages in the planning process, and various elements need to be agreed in order to secure the delivery of the site, including land ownership and access.	<p>The site is being brought forward by Story Homes. The developer has indicated that planning preparation is in progress with intrusive site investigations already taken place and the majority planning survey/reports completed with TA/TS and updates instructed where necessary. Story Homes have confirmed that they currently programming a full detailed planning submission by end of August 2023.</p> <p>Story have indicated that the timescales do account for the factors raised, notably agreement has already been established with the landowners and who are equally progressing matters</p>	<p>Site Disputed.</p> <p>No changes proposed.</p>

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
				<p>with Homes England and is expected to conclude in the coming months, and negotiations with SCC on the access to follow after and in parallel to the planning process. This site is named within Story Homes Business Plan with the delivery profile reflective of that provided within the APS questionnaire and Story Homes have indicated that they will seek to improve upon these wherever possible. The access is in Council ownership and agreement in principle is in place with regard to this. Given that there is no third party involvement, this is not considered to represent an impediment to the deliverability of the site.</p> <p>The landowner has also confirmed that they have been in dialogue with Homes England for some time regarding removal of the covenant and that these discussions have now reached an advanced stage. This has been confirmed by Homes England, who stated that they have reached an agreement, in principle, with the landowner to release the restrictive covenant which prevents residential development on the site.</p> <p>Story Homes have confirmed the development schedule and it is noted that the anticipated submission date has come forward from the original Stage 1 pro forma.</p>	
23	Barratt David Wilson	388 – Ennerdale Street	BDW queried progress with the technical reports which had been stalling the site, and	Following discussion with the case officer (planning application reference 21/00561/REM), it was confirmed that progress was being made on the application, with an expectation that it will be determined at Planning and Highways committee in late	Site Disputed.

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
			<p>therefore delivery in the 5 year period would be unlikely.</p>	<p>summer/early autumn 2023. The case officer has been in regular dialogue with the agent, who has recently amended the submission to reflect concerns raised by the Council's Highways team.</p> <p>With regards to the connection between the prospective development and the neighbouring site, there is an outstanding outline application (reference 14/01371/OUT) for the development of up to 82 dwellings on adjoining land, under the same ownership. Although this application is significantly older, it is still live and there are continued efforts to undergo additional surveys and update technical documents where necessary. The case officer has indicated that it is anticipated that this outline application would be taken to Committee ahead of the RM application (21/00561/REM), so referral to a Committee meeting in summer 2023 is likely.</p> <p>The planning agent also confirmed that the site currently has a live reserved matters application and while this was submitted in March 2021 and there has been on going correspondence between themselves and the planning officer (which can be seen through the public access page for the planning application). Further to this, it can also be seen that updated/amended reports/information has been supplied to the LPA where considered necessary. It is now considered that the application is at an appropriate stage to be progressed to a</p>	<p>No changes proposed.</p>

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
				<p>decision and is intended to be taken to planning committee in the upcoming months (as confirmed above by the case officer). The agent has confirmed that the proposed projections for the site in the draft APS remain accurate and no changes are required.</p> <p>It is therefore considered that sufficient progress has been made in relation to justify its inclusion within the five year housing land supply. The site is anticipated to receive reserved matters approval later this year. It is therefore considered that a delivery rate of 10 units in Year 4 and 30 units in Year 5 is reasonable and this trajectory has been confirmed by the agent.</p>	
24	Barratt David Wilson	175 – Land at Fulwell Quarries	BDW stated that delivery in the 5 year period was unlikely owing to lack of timescale for planning application submission. Site and access in separate ownership which will cause issues.	Gentoo have confirmed that reserved matters and discharge of conditions applications are anticipated to be submitted Oct/Nov 2023 with a start on site in August 2024. All site investigations have been completed and public procurement is due to commence to secure a contractor to build out the scheme. The access land to the site is Council owned and is being purchased by Gentoo, with the contract for this agreed in March 2022. Gentoo have confirmed the delivery rates set out within the draft APS.	Site Disputed. No changes proposed
25	Barratt David Wilson	172 – Former Forest Estate	BDW stated that as this is a brownfield site, there would be contamination issues which would cause expense and delays. More	The site was not included within last year's APS. Bellway are the preferred developer who are bringing forward the development of the site. They have already undertaken	Site Disputed.

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
			evidence is needed to prove that a submission is incoming. Indicate little progress has been made since site was included within AOS last year.	positive pre-app and are expecting to submit a planning application shortly. SI works have been completed and any issues identified have been addressed within the scheme proposals. Given that the application has already been subject to positive pre-app, it is reasonable to assume that nearly 3 years from submission of a planning application to first completions on site is reasonable and realistic, especially given the evidence on average lag time of 18.4 months between consent and first completions within Sunderland presented within the APS report. Bellway have confirmed anticipated build out rates of 40 dwellings per annum from Yr3. Bellway have a good track record of housing delivery within the city and whilst the Council have accepted the projected annual build out rates of 40 dwellings per annum, have profiled first completions in Yr4 taking a more cautious approach to site delivery.	Annual build out adjusted to 40 units per annum from Yr4 to reflect Bellway's projection.
26	Barratt David Wilson	659 – Nile and Villiers	BDW stated that as there are various stages and agreements to be had regarding the site. More evidence is needed to prove that a submission is incoming.	The site has been subject to positive pre-app and the dwelling numbers set out are consistent with the plans submitted as part of the pre-app. Development managers have now been appointed alongside a full design team. Site surveys are due to commence shortly by Siglion who will be developing the site. The developer has confirmed that the planning application will be submitted in late Summer 2023 with a view to starting on site in Spring 2024. The site is subject to Levelling Up Fund grant funding with a spend date of March 2025 and the developer therefore anticipates that the site will be fully delivered by Winter 2025. It should be noted that the Council	Site Disputed. No changes proposed.

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
				has taken a more cautious approach to site delivery within its projections.	
27	Barratt David Wilson	477e – Land North of Burdon Lane	BDW stated that as there are various stages and agreements to be had regarding the site and queried the complexity of bringing this site forward. More evidence is needed to prove that a submission is incoming.	Site is being brought forward for development by Robertson Homes. They have undertaken positive pre-app and have confirmed that a planning application is expected to be submitted in December 2023. They anticipate start on site in August 2024 and first completions in June 2025. The Council has taken a conservative approach and has first completions scheduled for Year 4 (26/27) which allows for any delays in the delivery programme identified by the developer.	Site Disputed. No changes proposed.
28	Barratt David Wilson	078A – Farrington Row	BDW stated that as this is a brownfield site, there would be contamination issues which would cause complexity when bringing the site forward. More evidence is needed to prove that a submission is incoming.	PlaceFirst have been appointed as the preferred developer and have indicated that they expect to submit a planning application for the development of the site in November 2023, with an expected start on site in April 2024. The developer anticipates full completion of the site by May 2027. The APS proposes first completions in Yr4 (26/27) which allows for any delays experienced in achieving the delivery rates forecast by the developer.	Site Disputed. No changes proposed.
29	Barratt David Wilson	477d -Land North of Burdon Lane/356 - Burdon	BDW stated they believe the site is complete.	The APS includes two Bellway sites within this area (Site 356 – Burdon Road/Hall Farm Road and Site 477d Burdon Lane). Site 356 is nearing completion, with 12 units still to complete at April 2023 based on Council records. These are scheduled for completion in Yr 1 of the APS. It is acknowledged that this site	Querying completion of site – no dispute.

No.	Consultee	Site Information	Summary of Stage 2 Representation	Council Response in final APS	Comments. Disputes raised
		Hall/Hall Farm Road		may be completed and that there is a time lag in the Council receiving the completion notices, but there is no double counting as these units have not yet been included within completions data. Site 477d has started, but the Council has not yet received any completions for this site. The forecast build out rates for this site are consistent with those provided by Bellway.	No changes proposed.
30	Barratt David Wilson	752 – 4 Front Street	BDW stated they believe the site is complete.	After double-checking the Council's completions data, it is noted that 2 units were completed in 22/23. The APS will be updated to reflect this. Following a recent site visit and interrogation of the planning application file, it is also noted that the consent was for 5 units (net) with the two units at ground floor remaining in commercial use. As the draft APS identified the site for 7 units, it will be updated to reflect this. The site visit has also confirmed that the other 3 units (not previously accounted for within the completions data) have also been completed. As these have not previously been recorded as completions, these will be marked as completed within Yr 1 of the APS and will be accounted for in completions data for 23/24.	Querying completion of site – no dispute. Alterations to the forecast following officer findings.
31	Barratt David Wilson	735 – 1 Roker Terrace	BDW stated they believe the site is complete.	This site is not yet complete, as per Council completions data.	Querying completion of site – no dispute. No changes proposed.

Table 15 Draft APS Representations

Stage Three: Further targeted engagement with the development industry following consultation on the draft APS and draft 5 year land supply position, with regard to disputed sites.

Targeted engagement

- 7.25. In order to come to an agreement with BDW regarding the disputed sites, the Council undertook targeted engagement with the developers/planning agents/case officers for the disputed sites where possible, in order to find out more detailed information about progression on the site and potential timescales in order to ensure the Council had sufficient evidence available to justify the inclusion of these disputed sites in the APS.
- 7.26. Barratt David Wilson Homes submitted comments relating to sites 477d, 752 and 735, querying whether the sites were already complete and therefore double counting was occurring. Within their submission, it was clear that BDW had mislabelled their comments for site 356 (Burdon Road/Hall Farm Road, land at), which had been mistaken for another nearby site being developed by the same developer (site 477d). Following clarification by the Council, BDW accepted the remaining completions for these sites. In order to check the other sites, the Council have used their most up-to-date completions data and also undertook site visits to sites 752 and 735 in June 2023. Following this checking exercise, it was noted that two completions had already been recorded for site 752 (4 Front Street) in 22/23 and that the consent was for 5 units (net) rather than the previously recorded 7 units (net). Therefore, the forecasts for this site have been amended to reflect this. It was also noted that site 735 remains under construction. These amendments have been accepted by BDW.
- 7.27. Site 413 (Seaburn Amusements) was disputed by BDW, owing to lack of evidence that the site is deliverable in the 5 year period. The Council acknowledge that whilst the site could deliver units on the remaining developable parcels within the next five years, there are no firm proposals in place at this time and it is therefore agreed that the outline units are removed from the five year supply (60 units). This site therefore no longer remains in dispute.
- 7.28. Following on from discussions with the relevant third parties relating to sites 567 (Land to the North of Stone Cellar Road), 163 (Amberley and Harrogate Street) and 063 (Vaux Brewery) it was considered that the trajectory for these sites should be amended. For site 567, delivery was moved back from years 2 and 3, to years 3 and 4 as achieving planning consent had been slightly delayed from the original forecast.

BDW agreed with this adjustment and the site is no longer disputed. For site 163, the developer (Thirteen Group) provided an updated trajectory for delivery on the site Yr2 – 11 units, Yr3 – 49 units, and Yr4 – 37 units. The Council has updated the schedule to reflect these changes and acknowledge that the site is subject to Homes England grant funding which dictates a quicker rate of delivery. However, it is noted that BDW continue to dispute this site. For site 063, discussions regarding this site with Council officers involved in its delivery confirmed that works had recommenced on site and that a new principal contractor has been appointed. The Council has amended the trajectory of the site to include 41 completions in year 2 and 94 units in year 3, which is consistent with the latest projections of the new principal contractor. The Council provided photographic evidence to BDW to demonstrate that works have commenced on site and this site is no longer disputed.

7.29. For sites 062 (Ryhope and Cherry Knowle), 463A (Land North of Usworth Hall), 388 (Ennerdale Street), 175 (Land at Fulwell Quarries), 172 (Former Forest Estate), 659 (Nile and Villiers Street), 477e (Land North of Burdon Lane) and 078A (Farringdon Row), following discussions with the relevant third parties (developers, planning agents, Council officers etc), the Council consider there to be sufficient information to justify inclusion of these sites in the 5YHLS without making any changes to their planned trajectories. The additional information received was outlined to BDW by email correspondence with a view to reaching resolution on these sites, however they remain disputed. Details of correspondence regarding between the Council and BDW with the aim of resolving the disputed sites is set out at Appendix 15.

Summary of the changes to the APS following each stage of engagement.

7.30. The Council at every stage of engagement takes into consideration updates from stakeholders and applies planning judgement where necessary. As a consequence of this, the overall five year land supply position has changed during the course of the APS process. As with the previous APS's, the Council has identified and summarised the changes to the overall five year housing land supply position as a result of the stages of consultation and has outlined these changes in the final 2023 APS, using the following headings:

- Stage One: Gathering Evidence and Forecasts from the Development Industry Regarding Housing Delivery on Category A & B sites;
- Stage Two: Four week consultation on the draft APS and five year land supply position consultation with developers and stakeholders; and
- Stage Three: Further targeted engagement with the development industry following consultation on the draft APS and draft five year land supply position, with regard to disputed sites.

Stage One: Gathering Evidence and Forecasts from the Development Industry Regarding Housing Delivery on Category A & B Sites

7.31. The detailed approach to Stage 1 is set out in paragraphs 7.10 – 7.17 of this report. The approach involved the distribution of site proformas to developers to ascertain housing delivery forecasts for their respective sites and had discussions internally with Development Management and Building Control colleagues to gain an understanding as to how sites had progressed. The information gathered from these sources was collated and reviewed to form a baseline five year housing supply position in April 2022 (Table 18). The baseline reported a 6.6 year supply of housing in Sunderland.

Stage Two: Four week consultation on the draft APS and five year land supply position consultation with developers, landowners, statutory stakeholders, public and other interested parties.

7.32. The baseline housing supply position (April 2022) and the approach taken by the Council in the draft APS was then consulted upon during May – June 2023. Developers and stakeholders were given the opportunity to raise issues with the Council's APS approach and also challenge delivery forecasts for sites identified in the five year supply. The key issues raised are identified in paragraphs 7.25 to 7.29 and Table 15 of this report.

7.33. In response to the representations from BDW, the Council agreed to remove the outline part of site 413 (Seaburn Amusements) from the five year housing land supply and also to update the trajectory for site 752 (4 Front Street) to reflect the two completions achieved in 22/23 and the total number of units to be delivered on site being 5 units. Following these amendments, these sites are no longer disputed by BDW.

7.34. The build out rates for site 567 – Land North of Stone Cellar Road have also been moved back by a year to reflect completions in Yr 3 and Yr4 in response to the representations from BDW. This site is no longer disputed.

- 7.35. The Council has also revised the trajectory for Site 163 (Amberley Street and Harrogate Street) to reflect the amended build out rates anticipated by the developer Thirteen Group and the site numbers identified within the latest site layout. BDW however continue to dispute the build out rates identified for this site and consider that 61 units should fall outside of the five year housing land supply.
- 7.36. Overall the five year land supply position decreased to 6.4 years supply following these amendments after Stage 2.

Stage Three: Further targeted engagement with the development industry following consultation on the draft APS and draft 5 year land supply position, with regard to disputed sites.

- 7.37. Once consultation on the draft APS closed, officers assessed the comments that were submitted and began to undertake targeted engagement on the sites which were disputed by BDW, and discussed with various third parties including case officers, landowners, developers and planning agents in order to pull together robust information to justify inclusion of these sites in the APS and provide an up-to-date position on their planned trajectories. This information can be found in Appendix 15. Set out below is a summary of the evidence and reasons why the sites disputed by BDW are included by the Council in the APS (where applicable).
- 062 – Ryhope and Cherry Knowle: Homes England have indicated their intention to market and dispose of the site in February 2024. The site will be disposed of through the DPS Framework via an agreement for lease and building lease which in the context of housing completions will dictate a robust pace of delivery. They also confirmed that a number of surveys have been undertaken, and the remainder are due commence in July 2023. Homes England have also submitted a pre-app with a view to reaching agreement on satisfactory access arrangements with the local highway authority prior to the marketing of the site. Homes England anticipate that first completions will be achieved in Year 3 (25/26). The delivery rates set out within the draft APS propose a slower rate of delivery than that predicted by Homes England, with some first completions in Year 4 (26/27) and a full year of buildout in Year 5 (27/28). This seems reasonable given Homes England’s approach to de-risking the site upfront and commitment to delivery on site within the five year period, alongside the proposed disposal model which will dictate a robust pace of delivery.
 - 163 – Amberley and Harrogate Street: The site is being developed by Thirteen Group who have indicated that the current planning application has been amended to 97

units and that they are in the process of securing a contractor to build out the scheme. The site is subject to Homes England funding which requires a start on site by 31 March 2024. Thirteen Group confirmed delivery of the site as follows: Yr2 – 11 units, Yr3 – 49 units, and Yr4 – 37 units. Given the grant funding conditions attached to the site, the projections would appear reasonable. The Council have updated the APS to reflect the revised dwelling total and the updated delivery schedule provided.

- 463A – Land North of Usworth Hall: The site is being brought forward by Story Homes. The developer has confirmed that a planning application is currently being prepared, with intrusive site investigations already having taken place and the majority planning survey/reports completed, with TA/TS and updates instructed where necessary. Story Homes are currently programming a full detailed planning submission end of August 2023. Story Homes have indicated that the timescales do account for the factors raised by BDW, notably agreement has already been established with the landowners and who are equally progressing matters with Homes England and is expected to conclude in the coming months, and negotiations with SCC on the access to follow after and in parallel to the planning process. This site is named within Story Homes Business Plan with the delivery profile reflective of that provided within the APS questionnaire and Story Homes have indicated that they will seek to improve upon these wherever possible. The access is in Council ownership and agreement in principle is in place with regard to this. Given that there is no third party involvement, this is not considered to represent an impediment to the deliverability of the site. The landowner has also confirmed that they have been in dialogue with Homes England for some time regarding removal of the covenant and that these discussions have now reached an advanced stage. This was confirmed by Homes England, who confirmed that they reached an agreement, in principle, with the landowner to release the restrictive covenant which prevents residential development on this site. Story Homes have confirmed the development schedule and it is noted that the anticipated submission date has come forward from the original Stage 1 pro forma which forecast the same build-out rates.
- 388 – Ennerdale Street: The case officer has confirmed that progress was being made on the live Reserved Matters planning application, with an expectation that it will be determined at Planning and Highways committee in late summer/early autumn 2023. The case officer has been in regular dialogue with the agent, who has recently amended the submission to reflect concerns raised by the Council's Highways team. The planning agent also confirmed that the site currently has a live reserved matters application and while this was submitted in March 2021, there has been on going correspondence between themselves and the planning officer (which can be seen through the public access page for the planning application). Further to

this, it can also be seen that updated/amended reports/information have been supplied to the LPA where considered necessary. It is therefore considered that the application is at an appropriate stage to be progressed to a decision and is intended to be taken to planning committee in the upcoming months (as confirmed above by the case officer). The agent has confirmed that the proposed projections for the site in the draft APS remain accurate and no changes are required.

- 175 – Land at Fulwell Quarries: Gentoo are the developer for the site and have confirmed that reserved matters and discharge of conditions applications are anticipated to be submitted Oct/Nov 2023 with a start on site in August 2024. All site investigations have been completed and public procurement is due to commence to secure a contractor to build out the scheme. The access land to the site is Council owned and is being purchased by Gentoo, with the contract for this agreed in March 2022. Gentoo have confirmed the delivery rates set out within the draft APS.
- 172 – Former Forest Estate: Bellway are the preferred developer for the site. They have already undertaken positive pre-app and are expecting to submit a planning application shortly. SI works have been completed and any issues identified have been addressed within the scheme proposals. Given that the application has already been subject to positive pre-app, it is reasonable to assume that nearly 3 years from submission of a planning application to first completions on site is reasonable and realistic, especially given the evidence on average lag time of 18.4 months between consent and first completions within Sunderland presented within the APS report. The developer anticipates first completions in Y3 and an annual build out rate of 40 units per annum. The Council have included a first year of completions in Yr 4 within the APS taking a more conservative approach.
- 659 – Nile and Villiers: Having discussed this site with relevant internal colleagues, the Council confirmed that the site has been subject to positive pre-app and the dwelling numbers set out are consistent with the plans submitted as part of the pre-app. Development managers have now been appointed alongside a full design team. Site surveys are due to commence shortly by Siglion who will be developing the site. The developer has confirmed that the planning application will be submitted in late Summer 2023 with a view to starting on site in Spring 2024. The site is subject to Levelling Up Fund grant funding with a spend date of March 2025 and the developer therefore anticipates that the site will be fully delivered by Winter 2025.

- 477e – Land North of Burdon Lane: The Council have spoken to both internal colleagues and the developer regarding this site. It has been confirmed that the site is being brought forward for development by Robertson Homes. The developer has undertaken positive pre-app and have confirmed that a planning application is expected to be submitted in December 2023. They anticipate start on site in August 2024 and first completions in June 2025. The Council has taken a conservative approach and has first completions scheduled for Year 4 (26/27) which allows for any delays in the delivery programme identified by the developer.
- 078A – Farringdon Row: PlaceFirst have been appointed as the preferred developer and have indicated that they expect to submit a planning application for the development of the site in November 2023, with an expected start on site in April 2024. The developer anticipates full completion of the site by May 2027. The draft APS proposes first completions in Yr4 (26/27) which allows for any delays experienced in achieving the delivery rates forecast by the developer. The site is also subject to grant funding.

7.38. Following on from discussions detailed above regarding the disputed sites in order to gather more detailed information about their progress and expected delivery, the Council sent this updated information to Barratt David Wilson in order to explain the up-to-date position on the sites and welcome any further comments. Unfortunately, it was not possible to schedule a meeting with sufficient time to ensure the final APS was submitted by July 31st therefore BDW submitted written representations in order to further comment on the Council’s response to the disputed sites. The details of this correspondence can be found in Appendix 15.

7.39. Following on from this correspondence, it was agreed that BDW were comfortable with the evidence the Council presented which demonstrated that site 063 was under construction, and an agreement was reached on this site. However, there was no consensus reached on sites 062, 163, 463A, 388, 175, 172, 659, 477e and 078A. This left the final number of disputed sites as 9 sites.

7.40. In summary, a table of the adjustments to the five year supply as a result of sites which were originally disputed can be found in Table 16, below. This table also indicates which of the original 12 disputed sites have reached a consensus.

SHLAA No.	Adjustments made to disputed sites
062 – Ryhope and Cherry Knowle	No changes proposed.

413 – Seaburn Amusements	Remove outline units from the five year land supply (60 units). Site is no longer disputed.
063 – Vaux Brewery	Amend trajectory to include 41 completions in Yr 2 and 94 units in Yr3.
567 – Land North of Stone Cellar Road	Move delivery back to Yrs 3 and 4 in five year land supply. Site is no longer disputed.
163 – Amberley and Harrogate Street	Schedule updated to reflect revised dwelling numbers and trajectory provided by developer.
463A – Land North of Usworth Hall	No changes proposed.
388 – Ennerdale Street	No changes proposed.
175 – Land at Fulwell Quarries	No changes proposed
172 – Former Forest Estate	Addition of 10 units to the site (35 per annum delivery over 2 years, increasing to 40 per annum for 2 years) following updated trajectory from developer.
659 – Nile and Villiers	No changes proposed.
477e – Land North of Burdon Lane	No changes proposed.
078A – Farringdon Row	No changes proposed.

Table 16 Adjustments made to Disputed Sites

7.41. In accordance with PPG paragraph 15, Local Authorities must provide an indication of the impact of any disputed sites on the number of years of supply. Table 17 below details the twelve sites which were originally disputed following publication of the draft 2023 APS, and updated information to indicate whether any changes have been made to the site and if they remain disputed. The Council have set out the position regarding each site within each site profile in Appendix 3, section 7 of this report and responded to each site representation in Table 15. The Council is of the opinion that the category B dwellings for site 413 (60 units) should be removed from the five year supply, owing to uncertainty regarding future delivery of that element of the scheme. There are also updates to the schedule and trajectory for sites 063, 567 and 163 to reflect feedback from the developers and agents. However, these will not result in any losses from the 5YHLS, just a redistribution of unit delivery (with the exception of site 163 where there is an overall reduction in 6 units associated with a revised scheme). The Council is of the opinion that all disputed sites and units should be retained in the five year supply and should not be removed and impact the five year supply, with the exception of site 413 which will lose 60 units from the supply.

- 7.42. The Council held discussions with BDW (Appendix 15 for more details), and it was agreed that BDW were no longer disputing the inclusion of sites 063, and 567 following the Council's additional information provided to justify these sites, and alteration of the trajectory for 567. As discussed, the Council is in agreement on a reduction of 60 units for site 413. For the remaining 9 sites, as stated above, the Council consider these sites deliverable as set out in the site profiles (Appendix 3).
- 7.43. Following the submission of representations disputing the deduction of oversupply from the housing requirement within the draft APS, the Council has amended the methodology used within the final APS to no longer deduct the oversupply. This is to reflect that the proposed revisions to the NPPF on this matter have not been published prior to the submission of this APS report. This will ensure consistency in approach with previous iterations of the APS. Taking this into consideration together with the changes to site trajectories set out earlier, the Council have therefore identified a final five year supply equivalent to 5.3 year supply.
- 7.44. The final number of disputed units is calculated as 738 units (as set out within Table 17), which would reduce the five year land supply to 4.4 years if all disputed sites/units were removed from the supply. It should be noted however that this does not include the methodological disputes relating to demolitions and applying a lapse rate which remain in place.

SHLAA No.	Category A or B site	Disputed units
062	A/B	80
413	A	0 (Council in agreement to remove 60 units)
063	A	0 (135 units no longer disputed by BDW)
567	B	0 (49 units no longer disputed by BDW)
163	B	61
463A	B	127
388	B	40
175	B	110
172	B	80
659	B	80
477e	B	70
078A	B	90
Total disputed units		738

Table 17 Disputed Units

- 7.45. Table 18 (below) captures and summarises how the housing land supply position has changed as a result of engagement and consultation with the development industry during the APS process.

	Stage 1 (April 2023)	Stage 2 (June 2023)	(July 2023)
Five Year Housing Requirement for period 2023/24 - 2027/28	3725		
Net Requirement (following adjustment for shortfall/oversupply)	3052		3725
10% buffer	305		373
Five Year Land Supply Requirement (including 10% buffer)	3357		4098
	Stage 1 Site Proforma Consultation Outcome (April 2023)	Stage 2 Draft APS Consultation Outcome (June 2023)	Final APS Outcome (July 2023)
Category A sites	2972	2968	2968
Category B Sites	1283	1217	1227
Small Sites	175	175	175
Demolitions	0	0	0
Total Supply	4430	4360	4370
Five year supply performance against 110% of housing requirement (%)	132%	129%	107%
Five year supply performance against 110% of housing requirement (years)	6.6 years	6.4 years	5.3 years

Table 18 Five year land supply evolution

Glossary of Terms

A&D	Allocations and Designations Plan
AAP	Area Action Plan
APS	Annual Position Statement
CSDP	Core Strategy and Development Plan
HDT	Housing Delivery Test
IAMP	International Advanced Manufacturing Park
LPA	Local Planning Authority
MHCLG	Ministry of Communities, Housing and Local Government
NPPF	National Planning Policy Framework
PINS	Planning Inspectorate
PPG	Planning Practice Guidance
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment

Appendix 1: Sunderland City Council's notice of intention to submit an APS to PINS

Planning Inspectorate
The Square
Temple Quay
Temple Quay House
Bristol
BS1 6PN



Date: 20/03/2023
Our ref: 03-2023-APS
Your ref:

This matter is being dealt with by:

Gary Baker, Strategic and Sustainable Plans Manager, Sunderland City Council,
City Hall, Sunderland SR1 3AA

Dear Sir/Madam

NOTICE OF INTENT TO SUBMIT AN ANNUAL POSITION STATEMENT

Please accept this letter as Sunderland City Council's notice of intent to submit its housing supply position through an Annual Position Statement by 31 July 2023, in accordance with the National Planning Policy Framework and Housing Supply and Delivery Guidance.

Should you wish to discuss this matter further, please to not hesitate to contact me via email at Gary.Baker1@sunderland.gov.uk.

Yours faithfully

Gary Baker (Strategic and Sustainable Plans Manager)

Appendix 2: Five Year Housing Land Supply Schedule of Sites

SHLAA Ref No	Site Name	Present Planning Status	Developer	Total number of net units	Cat A /B	Category A & B Sub Category	Completions pre 2015	Completions 2015/16	Completions 2016/17	Completions 2017/18	Completions 2018/19	Completions 2019/20	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions prior to 1st April 2023	Completions 2023/24	Completions 2024/25	Completions 2025/26	Completions 26/27	Completions 27/28	Completions post 5 year period	
654	Land at South of Redburn Row	Permitted - Under Construction	Adderstone Living Ltd	45	A	Detailed Consent	0	0	0	0	0	0	0	0	1	1	44	0	0	0	0	0	
413	Seaburn Amusements, Whitburn Road	Permitted – Under Construction	Avant Homes/Siglion	82	A	Detailed Consent	0	0	0	0	0	0	0	40	39	79	3	0	0	0	0	0	
062	Ryhope and Cherry Knowle Hospital	Permitted – under construction	Barratt/Homes England	800	A/B	Detailed Consent	0	0	0	0	4	84	75	53	44	260	32	12	0	20	60	0	
477c1/c2/c3	Land North of Burdon Lane	Permitted – under construction	Barratts/David Wilson	218	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	16	16	24	24	30	0
356	Burdon Road/Hall Farm Road, land at	Permitted – under construction	Bellway	109	A	Detailed Consent	0	0	0	0	0	15	26	26	30	97	12	0	0	0	0	0	
477d	Burdon Lane	Permitted – Not started	Bellway	60	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	20	36	4	0	0	0
565	Pheonix Tower Business Park, Castletown Way	Permitted – Under Construction	Avant Homes	114	A	Detailed Consent	0	0	0	0	0	0	1	16	25	42	25	25	22	0	0	0	
725	Camrex House	Permitted – under construction	Camerex House Ltd	50	A	Detailed Consent	0	0	0	0	0	0	0	29	18	47	3	0	0	0	0	0	
477a1-a6	Land north of Burdon Lane	Permitted – under construction	Taylor Wimpey	590	A	Detailed Consent (236 units) Outline consent (354 units)	0	0	0	0	0	0	0	0	0	0	0	30	30	30	30	30	0

SHLAA Ref No	Site Name	Present Planning Status	Developer	Total number of net units	Cat A /B	Category A & B Sub Category	Completions pre 2015	Completions 2015/16	Completions 2016/17	Completions 2017/18	Completions 2018/19	Completions 2019/20	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions prior to 1st April 2023	Completions 2023/24	Completions 2024/25	Completions 2025/26	Completions 26/27	Completions 27/28	Completions post 5 year period
477b1/b2/b3	Land north of Burdon Lane	Permitted – under construction	Story Homes	138	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	0	20	30	30	30	0
758	Land at James William Street	Permitted – under construction	SCC	13	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0
107	Phases 1-6, Chester Road	Permitted – under construction	Gentoo	396	A/B	Detailed Consent	0	0	0	0	0	0	0	23	31	54	27	30	67	81	30	0
197	Land to the east of former Broomhill Estate	Permitted – Under Construction	Gentoo	99	A	Detailed Consent	0	0	0	0	0	0	0	20	34	54	27	18	0	0	0	0
367	Coaley Lane, Land south of	Permitted – under construction	Gentoo	128	A	Detailed Consent	0	0	0	0	0	12	25	37	41	115	13	0	0	0	0	0
504	Doxford Park Phase 6	Permitted – under construction	Gentoo	100	A	Detailed Consent	0	0	0	0	0	0	0	7	22	29	40	31	0	0	0	0
440	Cragdale Gardens	Permitted- under construction	gentoo	86	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	0	56	30	0	0	0
104	Former Carley Hill School	Permitted - Not started	Gentoo	115	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	0	73	42	0	0	0
243	Land north of Eastbourne Square	Permitted – under construction	Gentoo Group	24	A	Detailed Consent	0	0	0	0	0	0	0	0	23	23	1	0	0	0	0	0
745	Land at Keighley avenue	Permitted – under construction	Gentoo Group	41	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	41	0	0	0	0	0
079	Hylton Lane/Blaydon Ave, Hylton Lane	Permitted – under construction	Gentoo Group	71	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	71	0	0	0	0	0


SHLAA Ref No	Site Name	Present Planning Status	Developer	Total number of net units	Cat A /B	Category A & B Sub Category	Completions pre 2015	Completions 2015/16	Completions 2016/17	Completions 2017/18	Completions 2018/19	Completions 2019/20	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions prior to 1st April 2023	Completions 2023/24	Completions 2024/25	Completions 2025/26	Completions 26/27	Completions 27/28	Completions post 5 year period
328	Hetton Downs Phase 2	Permitted – under construction	Gleeson Homes Ltd	101	A	Detailed Consent	0	0	0	0	0	0	18	28	46	92	9	0	0	0	0	0
407c	Land north east of Mount Lane, Springwell Village	Permitted – Under construction	Hellens /Esh	75	A	Detailed Consent	0	0	0	0	0	0	0	0	23	23	50	2	0	0	0	0
761	Former Adey Gardens Care Home	Permitted - Under Construction	Holyhead Homes	23	A	Detailed Consent	0	0	0	0	0	0	0	10	10	20	3	0	0	0	0	0
752	4 Front Street, Fence Houses	Permitted – Under construction	JJ Property Lettings	5	A	Detailed Consent	0	0	0	0	0	0	0	0	2	2	3	0	0	0	0	0
757	Parsons House, 20 Parsons Road	Permitted – Under Construction	JT Consultancy Ltd	40	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0
258	Albany Park	Permitted – under construction	Karbon Homes	72	A	Detailed Consent	0	0	0	0	0	0	0	0	10	10	62	0	0	0	0	0
563	Hylton Skills Campus, North Hylton Road	Permitted – Under Construction	Karbon Homes	105	A	Detailed Consent	0	0	0	0	0	0	0	9	60	69	36	0	0	0	0	0
728	12-13 Toward Road	Permitted – under construction	Mahady Developments Ltd	12	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0
66	Former Site Of Coutts And Findlater Ltd Hudson Road	Permitted - Not Started	MCC Homes	16	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0
762	Durham bed centre, 21-22 Blandford Street	Permitted - Not started	Mr Graeme Cummings	5	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0
763	Ivy Leaf Club, 38A Suffolk Street	Permitted - Not started	Mr John Clark	13	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0
735	1 Roker Terrace and Side House, St Georges Terrace	Permitted – under construction	Bejhan Kameli	6	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0

SHLAA Ref No	Site Name	Present Planning Status	Developer	Total number of net units	Cat A /B	Category A & B Sub Category	Completions pre 2015	Completions 2015/16	Completions 2016/17	Completions 2017/18	Completions 2018/19	Completions 2019/20	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions prior to 1st April 2023	Completions 2023/24	Completions 2024/25	Completions 2025/26	Completions 26/27	Completions 27/28	Completions post 5 year period
756	34 Villiers Street	Permitted – under construction	NMBC Properties Ltd	7	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0
753	Former Garage, Westholme Terrace	Permitted – Not started	Nova Castria Design Limited	8	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0
128	Black Boy Road land at (Site A)	Permitted – under construction	Persimmon	141	A	Detailed Consent	0	0	0	0	0	0	0	0	31	31	25	25	30	30	0	0
138	Land at North Road	Permitted – under construction	Persimmon	300	A	Detailed Consent	0	0	0	0	0	29	40	38	41	148	30	20	25	25	25	0
330A	Philadelphia Complex	Permitted – Under Construction	Persimmon	465	A	Detailed Consent	0	0	0	0	0	4	9	0	24	37	40	50	54	60	60	0
342	Land at Mill Hill, Silksworth Road	Permitted – Under Construction	Persimmon	250	A	Detailed Consent	0	0	0	0	0	0	2	51	87	140	40	40	30	0	0	0
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Permitted – under construction	Persimmon	291	A	Detailed Consent	0	0	6	43	73	27	40	57	33	279	12	0	0	0	0	0
426A	Willow Farm land to south, Ryhope (North)	Permitted – Under construction	Persimmon	450	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	30	40	50	50	50	0
086	Former Easington Lane Primary School Building	Permitted – under construction	Place First	116	A	Detailed Consent	0	0	0	0	0	0	38	58	18	114	2	0	0	0	0	0
388	Ennerdale Street, Low Moorsley, Land at	Permitted (Outline) – Not started	Private	40	B	Allocated Saved UDP Site/Outline Consent	0	0	0	0	0	0	0	0	0	0	0	0	0	10	30	0
764	The Old School Building, Columbia	Permitted - Under construction	SCC	15	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0
063	Vaux Brewery (site of), Gill Bridge Avenue	Permitted – Under Construction	Siglion	135	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	41	94	0	0	0

SHLAA Ref No	Site Name	Present Planning Status	Developer	Total number of net units	Cat A /B	Category A & B Sub Category	Completions pre 2015	Completions 2015/16	Completions 2016/17	Completions 2017/18	Completions 2018/19	Completions 2019/20	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions prior to 1st April 2023	Completions 2023/24	Completions 2024/25	Completions 2025/26	Completions 26/27	Completions 27/28	Completions post 5 year period
081	Chapelgarth site	Permitted – under construction	Siglion/Millers/Story Homes/Duchy	750	A/B	Detailed Consent	0	0	0	0	5	33	48	64	99	249	72	68	97	80	55	0
463A	Land North of Usworth Hall	Allocated CSDP Site	Story Homes	214	B	Allocated CSDP Site	0	0	0	0	0	0	0	0	0	0	0	0	39	44	44	0
766	55 John Street	Permitted- Not started	Sundridge Properties Ltd	5	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
465	Land adjacent to Herrington Country Park	Permitted - under construction	Taylor Wimpey	440	A/B	Detailed consent	0	0	0	0	0	0	0	0	0	0	10	40	40	40	40	0
567	Land To The North Of Stone Cellar Road Usworth	Application Pending	Taylor Wimpey	49	B	Allocated CSDP Site	0	0	0	0	0	0	0	0	0	0	0	0	20	29	0	0
733	The Inn Place, Knollside Close	Permitted – under construction	The Inn Place Partnership	19	A	Detailed Consent	0	0	0	0	0	0	0	0	18	18	1	0	0	0	0	0
751	6 Toward Rd	Permitted – Not started	Thornley Developments	5	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
767	Clifton Hall, Douro Terrace	Permitted -Not started	Vardy Foundation	9	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0
098	Ayton Village Primary School, Dunlin Drive, Ayton	Permitted – Under Construction	Vistry Group	56	A	Detailed Consent	0	0	0	0	0	0	0	38	14	52	4	0	0	0	0	0

SHLAA Ref No	Site Name	Present Planning Status	Developer	Total number of net units	Cat A /B	Category A & B Sub Category	Completions pre 2015	Completions 2015/16	Completions 2016/17	Completions 2017/18	Completions 2018/19	Completions 2019/20	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions prior to 1st April 2023	Completions 2023/24	Completions 2024/25	Completions 2025/26	Completions 26/27	Completions 27/28	Completions post 5 year period
421	Quarry House Lane, East Rainton	Permitted - Under Construction	Wynyard Homes	33	A	Detailed Consent	0	0	0	0	0	0	0	0	2	2	20	11	0	0	0	0
731	Civic Centre	Permitted - under construction	Vistry Group	265	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	0	15	30	30	30	0
163	Amberley and Harrogate street	application pending	Thirteen Group	97	B	Brownfield land	0	0	0	0	0	0	0	0	0	0	0	11	49	37	0	0
448	Penshaw House	Permitted - not started	Vistry Group/Gentoo	72	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	72	0	0	0	0
768	Princess Of Wales Centre Hylton Road	Permitted - under construction	MCC Homes	19	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	19	0	0	0	0	0
175	Land at Fulwell Quarries	Permitted (outline) - Not started	Gentoo	110	B	Outline consent	0	0	0	0	0	0	0	0	0	0	0	0	30	50	30	0
494	Land At Chapel Street/Edward Street, Hetton	Permitted - not started	Janice Fleming	6	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0
172	Former Forest Estate	Brownfield Land Register	Bellway	139	B	Brownfield Register	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	0
659	Nile and Villiers	Allocated UDP site/Brownfield Register	Siglion	80	B	Allocated Saved UDP Site	0	0	0	0	0	0	0	0	0	0	0	0	40	40	0	0
477e	Land North of Burdon Lane (Poultry farmer site)	Allocated CSDP Site	Robertson Homes	70	B	Allocated CSDP Site	0	0	0	0	0	0	0	0	0	0	0	0	0	30	40	0
078A	Farringdon Row		Place First	149	B	No planning status	0	0	0	0	0	0	0	0	0	0	0	0	0	45	45	79
54	Former Eagle Public House	Brownfield Register	MCC homes	9	B	Brownfield Register	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0

Appendix 3: Site Profiles for each site in the five year housing land supply

Site Name: 6 Toward Road			
SHLAA Ref: 751	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 20/01528/FUL		Decision Date 1: 14/01/2021	
Planning Details 1: Conversion of existing building to 6no. Apartments			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 6	Units Complete: 0	Units Under Construction: 0	Units not started: 6
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available):</p> <p>The development is a category A site having full planning permission in place for the conversion of an HMO to 6 apartments. As the property is currently a HMO, the units forecast have been reduced by 1 to take account of the existing dwelling unit. The forecasts have been set out in line with the 2022 APS and as such are programmed for completion in year 2.</p>			
<p>STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.</p>			

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	5	0	0	0	0
STAGE 1: Site proforma returned?			STAGE 1: Did SCC agree with Delivery Proforma?:			
No			N/A No proforma received			
STAGE 1: Developer feedback to initial site forecast consultation						
The developer did not respond to the initial consultation as such the site remains in year 2.						
STAGE 1: Developer Outcome						
No response received. Further contact and information will be sought where possible through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The forecasts as originally set out have been taken forward.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	5	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Planning application approved January 2021. Conversion is programmed for full completion in 24/25.						
STAGE 1: Conclusion						
The development has full planning permission in place to convert to 6 apartments (5 net). The forecast for completion has been set in line with the SHLAA methodology, of which the agent for the developer has previously agreed to. As such it is considered that all of the units will be delivered within the five-year period.						

STAGE 2: Consultation Feedback

No comments received during stage 2 consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	5	0	0	0	0

Final APS Conclusion

The development has full planning permission in place to convert to 6 apartments (5 net). The forecast for completion has been set in line with the SHLAA methodology, of which the agent for the developer has previously agreed to. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: 4 Front Street, Fence Houses						
SHLAA Ref: 752	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 20/01626/FUL			Decision Date 1: 2/2/2021			
Planning Details 1: Change of use from offices into 5no. apartments at first and second floor, sub division of ground floor into two units with external alterations to windows and facades on all elevations. Installation of new Velux windows to roof.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 7	Units Complete: 0	Units Under Construction: 4	Units not started: 3			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023 prior to full end of year completion data being available): The development involves a change of use from office accommodation to apartments. Full planning consent is in place and the site is under construction. The forecasting has been applied in line with the 2022 APS and as such are programmed for completions in year 1.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	7	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A No proforma received				
STAGE 1: Developer feedback to initial site forecast consultation						
No response was received as part of the initial consultation exercise, as such the completions remain in line with the SHLAA methodology for 23/24 (year 1).						
STAGE 1: Developer Outcome						
No response received. Further contact and information will be sought where possible through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
N/A						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	7	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site has full planning permission in place and is under construction, the completion data has been forecast in line with the SHLAA methodology.						
STAGE 1: Conclusion						
The development has full planning permission in place to change the use to 7 apartments. The forecast for completion has been set in line with the SHLAA methodology, as such it is considered that all of the units will be delivered within the five-year period.						
STAGE 2: Consultation Feedback						
A comment was received in relation to this site from Barratt David Wilson stating that the site has been delivered and is now complete.						

STAGE 2: Council Response

Following further research, officers found that the site will be developed for only 5 units, as opposed to the 7 as previously recorded. It was also identified that 2 units were completed in 22/23.

A site visit from officers in June 2023 confirmed that this is the case and that all of the units are now complete, albeit the Council has only accounted for 2 units being completed to date. Therefore, the remaining 3 units are expected to be delivered in Year 1.

STAGE 3: Disputed site?


No.

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
2	3	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. Following a site visit, it has been confirmed that all units are now complete, however only 2 out of 5 units having already been confirmed as completed within Council records. The 3 units outstanding will be identified as completed in Year 1. This is not a disputed site.

Site Name: Former Garage, Westholme Terrace						
SHLAA Ref: 753	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 19/01593/FUL			Decision Date 1: 29/05/2020			
Planning Details 1: Change of use from disused petrol station to C3 residential class use for the erection of 8no. 4 bedroom townhouses with associated 12no parking bays to rear.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 8	Units Complete: 0	Units Under Construction: 0	Units not started: 0			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): The development has full planning permission in place, as such the completion forecasts have been set out in line with the 2022 APS, programmed for completion in year 1.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	8	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
The developer confirmed that the site is now under construction and completion anticipated in year 1.						
STAGE 1: Developer Outcome						
Following the developer's response completions have been forecast in year 1.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
N/A						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	8	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site has full planning permission in place for the development of 8 townhouses and is now under construction as such completions have been forecast in line with the SHLAA methodology.						
STAGE 1: Conclusion						
The development has full planning permission in place for the construction of 8 dwellings which are now under construction. The forecast for completion has been set in line with the SHLAA methodology, as such it is considered that all of the units will be delivered within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received during stage 2 consultation.						

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No.

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	8	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: 34 Villiers Street						
SHLAA Ref: 756	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 18/02239/FUL			Decision Date 1: 20/01/2020			
Planning Details 1: Removal of roof over rear yard, erection of three-storey rear extension, rear dormer window, installation of domestic frontage, fenestration and other external alterations to 34 Villiers Street and retained outbuilding to facilitate conversion into 9 no. residential apartments.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 7	Units Complete: 0	Units Under Construction: 0	Units not started: 7			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): The site has full planning permission in place for the conversion of a former commercial property to 9 apartments, as 2 flats are already in place the net capacity is 7 units. The completion forecasts have been set in line with the 2022 APS and as such expected completions in year 1.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

0	7	0	0	0	0	0
STAGE 1: Site proforma returned? No			STAGE 1: Did SCC agree with Delivery Proforma?: N/A			
STAGE 1: Developer feedback to initial site forecast consultation The developer did not respond to the initial consultation.						
STAGE 1: Developer Outcome No response received, as the site is under construction the site remains in year 23/24 for delivery forecasts (year 1). Further contact and information will be sought where possible through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The forecasts as originally set out have been taken forward.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	7	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Full planning permission in place for the conversion of a former garage and flats to 9 apartments (7 net). The completion forecasts have been set in line with the 2022 APS.						
STAGE 1: Conclusion The development has full planning permission in place to convert to 9 apartments (7 net). The development is under construction as such the forecast for completion has been set in line with the 2022 APS. It is considered that all of the units will be delivered within the five-year period.						
STAGE 2: Consultation Feedback No comments received during stage 2 consultation.						

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No.

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	7	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Parsons House, 20 Parsons Road						
SHLAA Ref: 757	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 21/00245/PCJ			Decision Date 1: 26/03/2021			
Planning Details 1: Change of office building (B1) to dwelling house (C3) from ground to fourth floor including 40 apartments.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 40	Units Complete: 0		Units Under Construction: 40		Units not started: 0	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): The site contains a former office block which has prior notification approval for change of use to residential, as such the site is classed as a category A site. The completion forecasts are set out in line with the SHLAA methodology and the 2022 APS and are set out for 23/24 year 1. As this is an apartment block, all completions are forecast for one year, due to the nature of a conversion and completion sign off.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	40	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A No proforma received				
STAGE 1: Developer feedback to initial site forecast consultation						
The developer did not respond to the initial consultation as such the site remains in year 22/23 for delivery forecasts (year 1).						
STAGE 1: Developer Outcome						
No response received. Further contact and information will be sought where possible through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The forecasts as originally set out have been taken forward.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	40	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Site has prior notification in place to change from office block to residential, the scheme is under construction and programmed for completion 23/24.						
STAGE 1: Conclusion						
The development has prior notification approval for change of use to residential for 40 unit and is under construction. The forecast for completion has been set in line with the 2022 APS, anticipated 23/24. As such it is considered that all of the units will be delivered within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received during stage 2 consultation.						
STAGE 2: Council Response						
N/A						

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	40	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Land at James William Street						
SHLAA Ref: 758	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 19/01559/FUL			Decision Date 1: 22/04/2021			
Planning Details 1: Erection of apartment block to provide 13 no. residential units.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 13		Units Complete: 0		Units Under Construction: TBC		Units not started: TBC
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): The site has full planning permission in place for the erection of a 13 unit apartment block. The completion forecasts have been set in line with the 2022 APS and as such are programmed for year 1						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	13	0	0	0	0	0
STAGE 1: Site proforma returned?			STAGE 1: Did SCC agree with Delivery Proforma?:			

Yes-E-mail	Yes					
STAGE 1: Developer feedback to initial site forecast consultation						
The landowner confirmed that due to a breach by the contractor the council terminated the development agreement and have now received Cabinet approval to procure a new contractor.						
STAGE 1: Developer Outcome						
Start back on site with new contractor programmed for Oct 2023, as such the completions pushed back to year 2.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
Completions pushed back to year 2 to account for new contractor being appointed.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	13	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Brownfield vacant site with full planning permission in place for a 13 unit apartment block. Completion units forecast for 24/25 in line with the site updates.						
STAGE 1: Conclusion						
Site with full planning permission in place for the erection of a 13 unit apartment block. Works have started on site, with delays due to change in contractor, however all completions are anticipated within five years. No evidence has been submitted to indicate the units will not be delivered with the five-year period.						
STAGE 2: Consultation Feedback						
No comments received during stage 2 consultation.						
STAGE 2: Council Response						
N/A						

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	13	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Ryhope and Cherry Knowle Hospital			
SHLAA Ref: 062	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A/B	A/B Sub Category: A-Detailed consent B-Outline Consent/allocated site
Planning Ref 1: 16/01524/HYB		Decision Date 1: 26/06/2017	
<p>Planning Details 1: 16/01524/HYB - Hybrid planning application seeking full planning permission for demolition of existing buildings and erection of 304no. dwelling houses (Use Class C3) and associated infrastructure and outline planning permission (all matters reserved except access) to erect up to 496no. dwelling houses (Use Class C3) including care village (up to 80no. bed spaces), up to 700sqm. of shops/services (Use Class A1 and/or A2 and/or A3 and/or A4 and/or A5) and associated landscaping and infrastructure 1st phase of development which is the subject of the full element of the consent (304 units) is under construction (Barratt/David Wilson Homes).</p> <p>The site is the subject of an adopted Supplementary Planning Document (South Sunderland Growth Area- SSGA), which provides further guidance to this site and the wider area to ensure development is brought forward in a comprehensive manner.</p>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information:			
Sunderland City Council in partnership with Durham County Council submitted a funding bid to Ministry of Housing Communities and Local Government (MHCLG) in March 2019 as part of the Housing Infrastructure Fund (HIF). The HIF seeks to deliver new physical infrastructure to support new and existing communities; to make more land available for			

housing in high demand areas; to support ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply; and allow local authorities to recycle the funding for other infrastructure projects, achieving more and delivering new homes in the future.

The joint bid for £25.4 million sought to secure money towards new roads and infrastructure to support housing growth in the South Sunderland Growth Area (SSGA), with some additional housing in Durham, unlocking approximately 4066 homes across the two Local Authority areas (3,636 homes in Sunderland). The full funding award of £25.4m was approved as part of the Chancellor's budget announcements in April 2020 and has a spend date of March 2024 which is within the five year land supply timescales. This site forms part of the SSGA and will benefit from the HIF. With regards to the schemes related to HIF, the following update infrastructure improvements have been identified:-

School extensions/refurbishments- Two school extensions, providing a total of 210 new primary school places, were delivered at Benedict Biscop Primary Academy and St Pauls CE Primary School for September 2021. One further extension is planned to provide SEND (Special Education Needs and Disability) provision at a local primary school. This is currently projected to be complete for September 2024. The Council is also investing in the rebuild of Farringdon Community Academy, with planning permission approved January 2023 and works anticipated to start on site in May 2023. This will provide further 150 secondary places to the SSGA.

New SEND School - A new SEND school, to replace the existing Sunningdale School and provide additional capacity, has now been constructed and is in operation.

Ryhope Doxford Link Road (RDLR) – The majority the Ryhope Doxford Link Road is now fully constructed and in operation. One small section remains to be delivered, which is to be constructed as part of Land North of Burdon Lane development. It is anticipated that this remaining section will be complete by Autumn/Winter 2023.

The RDLR provides a strategic east to west road corridor connection; and will greatly reduce the volume of traffic from SSGA related developments and alleviate impact on the Seaton Lane junction within Durham.

Seaham Road improvement scheme (Neighbouring County Durham) - A longer term highways scheme to address traffic growth in Seaham, County Durham has been funded through the HIF which will help alleviate traffic from SSGA but is not a planning requirement to be in place for developing the Sunderland housing schemes. The initial landscape site strip has been completed and the civils works commenced late 2022, with the scheme complete by January 2024.

In addition to HIF funding, funding has also been secured by Sunderland Council through the Growth and Housing Fund with the support of Highways England for the A19/A690 Durham Road Junction Improvement. This scheme involves improvements to two arms of the A19/A690 junction to increase capacity to address traffic growth from SSGA developments but also additional trips generated by other development south of the River Wear. The improvements to the two arms started on site in July/August 2019 and are now complete.

S106 Contributions and delivery - It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for the 4 sites.

It is also worth noting that the infrastructure identified above is only required to deliver the full SSGA allocation of approximately 3,000 dwellings across the 4 sites. Early phases of all sites are possible prior to the completion of the infrastructure works.

Site Capacity: 800	Units Complete: 260	Units Under Construction: 20	Units not started: 520
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STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023- prior to full end of year completion data being available):

Category A site with detailed consent and under construction. Site has two outlets on site and therefore the Council forecast delivery at a higher yield per annum (60 units), in line with the Council’s SHLAA Methodology and the developer’s previous forecasts. The 22/23 completions for this site (44 units) are lower than the 62 units anticipated, however based on the previous years completion data, the two outlets are more than meeting overall forecasts. The Council considers forecasting the remaining 47 units from the 1st phase to be deliverable in year 1 and part of phase 2 (which is subject to the outline consent) to also be delivered within the five year period to be reasonable.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
257	47	0	20	60	60	356

STAGE 1: Site proforma returned? Yes	STAGE 1: Did SCC agree with Delivery Proforma?:
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	Yes
<p>STAGE 1: Developer feedback to initial site forecast consultation</p> <p>Homes England (the land owner of the phases 2 and 3) confirmed that their part of the site is cleared and in their ownership and are therefore expecting delivery of their part of the site to commence in year 2 and beyond.</p> <p>The developer of phase 1 (Barratt David Wilson Homes - BDW Homes) responded to the initial consultation confirming that their remaining units will be delivered over years 1 and 2 as opposed to in year 1.</p> <p>BDW also made comments in relation to the remaining units on this site which are within the ownership of Homes England and subject to a site allocation and have outline planning consent. BDW state that the remaining units should not be considered part of the trajectory. BDW state that ‘the comments within the proforma stated: “The remainder of the units, which are subject to the outline consent have been adjusted to 60 each year to reflect uncertainties of later phases.” The remainder of the units are within the control of Homes England. As was agreed with SCC in our correspondence last year, the timescales for delivery of the Homes England units are optimistic. It remains the case the Homes England have not marketed the site, nor has Reserved Matters consent been granted, resultantly for the proforma to include the delivery of homes in 25/26 remains incredibly optimistic. It is the view of BDW, based on our experience with Homes England, as the successful bidders on the last 2 major sites HE have marketed in the North East, that it takes on average 4.75 years from date of initial marketing to 1st completion. We would recommend the figures for the Homes England land reflects this period of time. This would lead to first completion falling into 28/29 were the site marketed tomorrow’.</p> <p>BDW do not believe that the APS includes clear evidence for the inclusion of the wider Homes England site at Cherry Knowle within the 5YLS, as set out above.</p>	
<p>STAGE 1: Developer Outcome</p> <p>The council agree with the forecasts set out by BDW homes for Phase 1, however notwithstanding the fact that Homes England confirmed that their part of the site is cleared and in their ownership and are expecting delivery of their part of the site to commence in year 2 and beyond, the build rates set out by Homes England are very ambitious considering the lack of progress with the sites delivery.</p>	
<p>STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:</p> <p>Council records indicate 260 units had been complete on the site as of 22/23. This overall data is slightly different from the developers records (271) which is due to lag in data collection. To ensure consistency council data is utilised and the 11 unit difference is</p>	

included within the remaining years forecasts. The forecasts set out by Barratt Homes are considered acceptable (21 units in year 1 and 12 in year 2). However, the forecasts set out by Homes England for years 2 (46 units), 3 (84 units), 4 (110 units) and year 5 (110 units), have been pushed back and reduced down to reflect the fact that the developer and the number of outlets on site is not yet known and Homes England indicate possible viability issues with the site access. The comments provided by BDW on the remaining phases of the site which are within Homes England ownership have been considered, however the council still consider a number of units from phase 2 can be delivered within the five-year period, albeit not in line with the aspirations of Homes England. The issue of the site access raised by Homes England has been considered and as this relates to access to phase 3, which is to the north of the access road, this does not restrict units within phase 2 being delivered within the five-year period. Only units from phase 2 which does not have any access constraints have been included within the five year land supply.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
260	32	12	0	20	60	416

Developers history of delivery in Sunderland and/or progress with site to date:

The 1st phase of development, which is subject of the 2017 planning application is under construction as part of the full planning consent for 304 units, with Barratt David Wilson Homes on site. This 1st phase has 44 units remaining. BDW Homes have a good track record of housing delivery within the city and this scheme has yielded very high numbers of completions which is in response to the site being a highly attractive greenfield, accessible site in a good market area.

The remaining 496 units, (of which 80 fall within the five-year land supply), which do not benefit from full planning consent are categorised as a Category B site, with the site being allocated in the CSDP and also being subject to outline consent (the outline consent is subject to a condition which indicates the reserved matters for the outline should be submitted within 10 years of the date of the consent, as such the outline element does not lapse until 2027). The land owner anticipates first completions on the remaining phases to be yielded in 2024/25, however the council consider this to be quite ambitious when considering what needs to be undertaken. Acknowledging Homes England's ambitions for the site, the fact that discussions are being advanced due to the completion of the Ryhope Doxford Link Road (RDLR), the site is included within the SPD for South

Sunderland Growth Area and a number of high level desktop survey/assessment work has already been undertaken to inform the SPD, the council are confident that the site will deliver phase 2 units within the five year land supply. In addition to this, further detailed site investigations, surveys and assessments were also undertaken at the hybrid/outline planning application stage. A number of units which relate to Phase 2 of the site have been included in years 4 and 5.

STAGE 1: Conclusion

The site has outline planning permission in place for 800 units, of which 304 have full consent and are being delivered by Barratt Homes, with 260 units already complete and 44 outstanding on this first phase.

A number of the units within the five-year supply (20 in year 4 and 60 in year 5) fall within Category B and are subject to a CSDP site allocation and outline planning consent.

The inclusion of this site and its trajectory in relation to phase 1 being delivered by BDW homes is not disputed, however BDW do dispute the remainder of the site units which is within Homes England ownership and included as deliverable within the five-year period. Further discussions will take place with Homes England and BDW during the consultation of this draft APS report to try and find a resolution to site delivery.

STAGE 2: Consultation Feedback

A comment was received in relation to this site from Barratt David Wilson.

“The site needs to be broken into two. BDW do not dispute the numbers in FY23-25 – these are number provided by BDW, in building out the current detailed consent for 304. The site needs to be split into the detailed consent delivery, which will be completed in FY24/25 and the outline consent, which will not deliver within the 5 year period. We note that the outline portion of the site was included in the last APS. We queried it’s inclusion in the 5YLS. SCC were clear that the site was to be marketed in October 2022; the roundabout works preventing this portion were underway. Therefore some numbers could be delivered from this site in the 5YLS. Neither of these statements were correct.

STAGE 2: Council Response

Delivery of the first phase of the site is agreed. The remainder of the site has outline planning consent and is being promoted by Homes England. Homes England have indicated intention to market and dispose of the site in February 2024. The site will be disposed of through the DPS Framework via an agreement for lease and building lease which in the context of housing completions will dictate a robust pace of delivery. The site will be brought to the market with a technical pack (ground investigations, arboricultural, ecology, BNG, utilities, earthwork and drainage strategies). Homes England have undertaken a number of these surveys and the remainder are due

commence in July 2023. Homes England have also submitted a pre-app with a view to reaching agreement on satisfactory access arrangements with the local highway authority prior to the marketing of the site. Homes England anticipate that first completions will be achieved in Year 3 (25/26). The delivery rates set out within the draft APS propose a slower rate of delivery than that predicted by Homes England, with first completions in Year 4 (26/27) and a full year of buildout in Year 5 (27/28). This seems reasonable given Homes England’s approach to de-risking the site upfront and commitment to delivery on site within the five year period, alongside the proposed disposal model which will dictate a robust pace of delivery.

STAGE 3: Disputed site?


Yes. The site is disputed by Barratt David Wilson.

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
260	32	12	0	20	60	416

Final APS Conclusion

The inclusion of this site in the APS is disputed by BDW, who do not consider that the outline element of the scheme will deliver in the 5 year period. Following further discussions with Homes England who are the landowner and are promoting the site, they confirmed to the Council that the site is progressing and they anticipate that first completions will be achieved in year 3. The Council have taken a conservative approach and retained year 4 as the target for first completions of this phase of the scheme. This is considered reasonable given Homes England’s intention to derisk the site prior to bringing it to market in February 2024, with a full technical pack and having undertaken pre-app discussions to reach an acceptable access arrangement with the local highways authority.

Site Name: Vaux Brewery (site of), Gill Bridge Avenue			
SHLAA Ref: 063	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: A	A/B Sub Category: Detailed Consent
Planning Ref 1: 15/02557/HY4		Decision Date 1: 24/08/2016	
<p>Planning Details 1: 16/01684/VAR - First (detailed) phase (7319 sq. m Gross External Area) to include 6319 sq. m (GEA) Office Accommodation (B1) and ground floor uses (1000 sq. m GEA) including leisure (D1, D2), food and drink (A3, A4) and retail uses (A1), stopping up of existing highways and creation of associated infrastructure including internal access roads, landscaping, public realm and the continuation of the Keel Line landscape feature.</p> <p>The application also seeks outline consent for up to 201 residential units, commercial uses including Offices (B1), Hotel (C1), Leisure (D1, D2), Food and Drink (A3, A4) Car Parking (Sui Generis) and Retail (A1) (maximum of 2499 sq. m for retail developments across the entire site) together with associated landscaping, car parking, public realm and creation of extended promontory to support the Keel Line beyond the upper site plateau. All matters apart from access to be reserved in relation to the outline element of the proposals. Stopping up of highway.</p>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 21/00225/FU4		Decision Date 2: 20/07/2021	
<p>Planning Details 2: Detailed planning application comprising 132 no. residential units, 154sqm of ancillary ground floor space (use classes E(a), E(b), E(g) and F2(b))) suitable for cafe, retail or community enterprise, and a community allotment known as 'Kingsley Gardens' on land to the North of St, Mary's Way, Sunderland, including parts of the former Vaux Brewery Site and Galley's Gill. (amended plans received 17 March 2021, including amendment to red line boundary shown on the location plan).</p>			
Planning Status 2: Approved			
Planning Ref 3:		Decision Date 3:	

22/00173/FU4		13/06/2022				
Planning Details 3:						
Detailed planning application comprising 16 no. residential units with associated landscaping and access.						
Planning Status 3 : Approved						
Funding information: N/A						
Site Capacity: 135	Units Complete: 0		Units Under Construction: 21		Units not started: 114	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available):						
Category A site with detailed consent for the development of 135 dwellings. This site is the most advanced of the Riverside sites. Initial residential development will be focused on the Vaux Brewery site which is in the full ownership of the Siglion/Council, with full planning consent for 135 dwellings. Annual forecasts have been set in line with the 2022APS, of which the Council consider to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	82	53	0	0	0
STAGE 1: Site proforma returned?			STAGE 1: Did SCC agree with Delivery Proforma?:			
Yes/Meeting			Yes			
STAGE 1: Developer feedback to initial site forecast consultation						
An internal meeting with the Council’s Residential team confirmed the proposed site forecasts.						
STAGE 1: Developer Outcome						
The forecasts as originally set out have been taken forward.						

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

No adjustments need to site forecasts.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	82	53	0	0	0

Developers history of delivery in Sunderland and/or progress with site to date:

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 was launched in Autumn 2020 and the Riverside Sunderland SPD adopted in December 2020.

The site gained outline consent in 2016 and reserved matters consent for 132 units in 2021. A further planning application was submitted in 2022 as a result of the Vaux site being a joint winner of the ‘Homes of 2030’ design competition which was launched and managed by Royal Institute of British Architects (RIBA).

The competition was designed to encourage environmentally friendly homes that support aging at home and enabling people in leading independent, fulfilling lives. The 16 homes, which formed part of the competition winners, have been designed to comply with the National Technical Housing Standards and include M4(1) (Visitable dwellings) and (2) (Accessible and adaptable) units. These units are Cluster 4 of the 2021 planning consent, however the original 2021 consent only had 13 units in Cluster 4 and as such this is the reasoning for the most recent planning application, which increase Cluster 4 to 16 units and the overall numbers to 135.

This most recent planning application was approved by Planning Committee on 13th June 2022 and works started on site at the end of June 2022. Completion is anticipated for 25/26.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is allocated in the CSDP and has full planning consent in place. The Council through its development partner (Siglion) is bringing forward the site for development and started on site in July 2022. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

A comment was received in relation to this site from Barratt David Wilson.

“Whilst there is a lot of work going on, on site, we note there is no residential developer on board. To deliver 82 houses they would need to be on site now. There is no evidence that any residential development on site. BDW would also question the delivery numbers, which seem very high. We would suggest adopting a delivery rate of 30/30/30, in line with average site delivery.”

STAGE 2: Council Response

The site is being developed by Siglion. The residential units are under construction on site with works at an advanced stage. The site has full planning consent and is being constructed using MMC, which allows for quicker delivery than standard construction methods. The number of units proposed on site is therefore established and is being delivered. Completion of the site is anticipated November 2025, however it is proposed that the build out rates are adjusted slightly to reflect the latest details provided by the developer.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	41	94	0	0	0

Final APS Conclusion

The inclusion of this site in the APS is no longer disputed by BDW, following on from the Council providing evidence that the units are under construction on site. The number of units proposed on site is therefore established and is being delivered. The Council received confirmation from the developer, who recommend that the build out rates are adjusted slightly to reflect slight delays associated with the requirement to appoint a new principal contractor to replace the original contractor who went into administration. However, a new principal contractor has now been appointed and works have recommenced on site.

Site Name: Hylton Lane/Blaydon Ave, Hylton Lane						
SHLAA Ref: 079	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1:			Decision Date 1: 20/11/2020			
Planning Details 1: Erection of 71 no. affordable residential dwellings (Class C3)						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 71	Units Complete: 0	Units Under Construction: 42		Units not started: 29		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category A site, with full planning consent in place. The initial forecasts are based upon the 2022/23 APS. The site is part of Gentoo Group's 5 Year Delivery Plan and is part of the Affordable Homes Programme, as such the delivery rates identified are in line with the Affordable Homes Programme schedule which supports higher rates of delivery on sites and tight construction timescales, to assist delivery of housing at pace. The Council considers the forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	71	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
Developer agreement with the forecast.						
STAGE 1: Developer Outcome						
The forecasts as originally set out have been taken forward.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The Council agree to the forecast that all units will be complete by 2023/24 as works have started on site now and it is acknowledged that the site is funded as part of the Affordable Housing Programme and therefore completion dates are tied to this funding.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	71	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site is a longstanding site allocation through the previous Unitary Development Plan (UDP), which was saved as part of the adoption of the CSDP. It is a greenfield site which has full planning in place. The site is part of Gentoo Group's 5 Year Delivery Plan and is part of the Affordable Homes Programme. Gentoo have a good track record of housing delivery within the city.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site has a full planning permission in place and has funding agreed as part of Gentoo's Affordable Housing Programme. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
STAGE 2: Consultation Feedback						
The developer confirmed the trajectory of this site.						

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	71	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has a full planning permission in place and has funding agreed as part of Gentoo's Affordable Housing Programme. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Site Name: Chapelgarth site			
SHLAA Ref: 081	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent Outline consent
Planning Ref 1: 16/00388/HY4		Decision Date 1: 21/12/2016	
<p>Planning Details 1: 16/00388/HY4 - Hybrid planning application - Outline planning application for up to 750no residential units, public open space and internal road network along with up to 1000sqm of ancillary commercial uses including Retail (A1), Financial and Professional Services (A2), Restaurant and Cafes (A3), Offices (B1) Non Residential (D1) and Assembly and Leisure (D2), together with associated landscaping and car parking.</p> <p>All Matters apart from access to be reserved in relation to the outline elements of the proposals.</p> <p>The development also seeks detailed consent for a first phase of infrastructure which shall include the creation of a new protected right turn junction into the site off, Weymouth Road, landscaping, and creation of attenuation ponds.</p>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 16/02356/LR4		Decision Date 2: 17/05/2017	
<p>Planning Details 2: Reserved Matters for up to 160no residential units, public open space, landscaping, and internal road networks along with up to 720sqm of Local Equipped Area for Play (LEAP) and 2.88ha of Suitable Alternative Natural Greenspace (SANG). Reserved Matters application is permitted and under construction. (Miller Homes)</p>			
Planning Status 2: Approved			
Planning Ref 3 (if applicable): 20/01323/LR4		Decision Date 3: 03/12/2020	
<p>Planning Details 3: Reserved Matters consent for up to 115 no residential units, landscaping, and internal road networks along with up to 505sqm of Local Equipped Area</p>			

for Play (LEAP) and 2.07Ha of Suitable Alternative Natural Greenspace (SANG) (Hybrid approval ref : 16/00388/HY4). (Story Homes)

Planning Status 3: Approved

Planning Ref 4 (if applicable):

21/00142/LR4

Decision Date 4: 21/05/2021

Planning Details 4: Reserved Matters consent for Erection of 179no residential dwellings and associated engineering works (Hybrid approval ref: 16/00388/HY4). (Duchy Homes)

Planning Status 4: Approved

Funding information:

Sunderland City Council in partnership with Durham County Council submitted a funding bid to Ministry of Housing Communities and Local Government (MHCLG) in March 2019 as part of the Housing Infrastructure Fund (HIF). The HIF seeks to deliver new physical infrastructure to support new and existing communities; to make more land available for housing in high demand areas; to support ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply; and allow local authorities to recycle the funding for other infrastructure projects, achieving more and delivering new homes in the future.

The joint bid for £25.4 million sought to secure money towards new roads and infrastructure to support housing growth in the South Sunderland Growth Area (SSGA), with some additional housing in Durham, unlocking approximately 4066 homes across the two Local Authority areas (3,636 homes in Sunderland). The full funding award of £25.4m was approved as part of the Chancellor's budget announcements in April 2020 and has a spend date of March 2024 which is within the five year land supply timescales. This site forms part of the SSGA and will benefit from the HIF. With regards to the schemes related to HIF, the following update infrastructure improvements have been identified:-

School extensions/refurbishments - Two school extensions, providing a total of 210 new primary school places, were delivered at Benedict Biscop Primary Academy and St Pauls CE Primary School for September 2021. One further extension is planned to provide SEND (Special Education Needs and Disability) provision at a local primary school. This is currently projected to be complete for September 2024. The Council is also investing in the rebuild of Farrington Community Academy, with planning permission approved January 2023 and works anticipated to start on site in May 2023. This will provide further 150 secondary places to the SSGA.

New SEND School - A new SEND school, to replace the existing Sunningdale School and provide additional capacity, has now been constructed and is in operation.

Ryhope Doxford Link Road (RDLR) The majority the Ryhope Doxford Link Road is now fully constructed and in operation. One small section remains to be delivered, which is to be constructed as part of Land North of Burdon Lane development. It is anticipated that this remaining section will be complete by Autumn/Winter 2023.

The RDLR provides a strategic east to west road corridor connection; and will greatly reduce the volume of traffic from SSGA related developments and alleviate impact on the Seaton Lane junction within Durham.

Seaham Road improvement scheme (Neighbouring County Durham) - A longer term highways scheme to address traffic growth in Seaham, County Durham has been funded through the HIF which will help alleviate traffic from SSGA but is not a planning requirement to be in place for developing the Sunderland housing schemes. The initial landscape site strip has been completed and the civils works commenced late 2022, with the scheme complete by January 2024.

In addition to HIF funding, funding has also been secured by Sunderland Council through the Growth and Housing Fund with the support of Highways England for the A19/A690 Durham Road Junction Improvement. This scheme involves improvements to two arms of the A19/A690 junction to increase capacity to address traffic growth from SSGA developments but also additional trips generated by other development south of the River Wear. The improvements to the two arms started on site in July/August 2019 and are now complete.

S106 Contributions and delivery - It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for the 4 sites.

It is also worth noting that the infrastructure identified above is only required to deliver the full SSGA allocation of approximately 3,000 dwellings across the 4 sites. Early phases of all sites are possible prior to the completion of the infrastructure works.

Site Capacity: 750	Units Complete: 249	Units Under Construction: 69	Units not started: 432
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STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available):

Site has outline consent for 750 dwellings. Phase 1 is being delivered by Miller Homes who have reserved matters approval in place for 160 units, with council records showing only 4 dwellings are remaining to be completed. Phase 2 is being delivered by Story

Homes who have reserved matters approval in place for 113 units and is under construction. Phase 3 is to be developed by Duchy Homes who also have reserved matters approval in place for 178 units and are also under construction. As such 299 units remain under the outline consent.

Phases one, two and three are currently under construction by Miller Homes, Story Homes, and Duchy Homes, with 249 completions as of 22/23 and the remaining units forecast include each developer’s programme which results in high delivery rates accounting for multiple outlets developing their respective phases on site at the same time.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
240	82	67	57	58	50	196

STAGE 1: Site proforma returned?

Yes

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes

STAGE 1: Developer feedback to initial site forecast consultation

A response was received to the initial consultation from both Story Homes and Miller Homes. Following the availability of the full 22/23 completion data, council records indicate that the site had 99 units completed in 22/23(30 by Miller Homes, 36 by Story Homes and 33 by Duchy Homes), taking the total units complete to date to 249. Developer feedback indicated slightly different build forecasts from those set out in the initial consultation.

STAGE 1: Developer Outcome

Forecasts to be revised slightly.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The build programme of all three developers are considered reasonable and as such have been taken forward and will be delivered within the five-year period. Discussions are underway with regards Phase 4 and 5, with developers on board, as such it is anticipated that units from these phases will also be delivered within the five-year period.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
249	72	68	97 (60 Cat B)	80 (55 Cat B)	55 (Cat B)	129

Developers history of delivery in Sunderland and/or progress with site to date:

The whole site was in the ownership of Siglion, (who are a fully Sunderland City Council owned and operated vehicle). Following the grant of full planning permission for the 1st phase of the development in 2017 for 160 units, this part of the site was sold to Miller Homes. The development of this 1st phase is well underway with 156 units complete. The site is considered a category A site. Story Homes have consent in place to deliver 113 dwellings which are all anticipated to be delivered in the five-year period and 60 units were complete by 22/23. Duchy homes are delivering phase 3 which also has full planning permission in place and first completions from this phase were delivered in 22/23, with 33 completions. Both Miller Homes and Story Homes have a good track record of delivery within the city, however Duchy Homes are new to Sunderland but have completed 33 units on this site over the past year.

The remainder of the site is still within the ownership of Siglion, however discussion are ongoing with proposed developers to deliver phases 4 and 5. These latter phases are categorised as Category B sites (allocated in the CSDP and benefiting from outline consent) and propose to deliver 170 units by two developers, within the next 5 years (60 units in year 3, 55 units in year 4 and 5). The site will have a total of six phases, with phase 6 programmed after the five-year period.

The Chapelgarth development will benefit from the infrastructure being brought forward as part of the HIF and the Growth and Housing Fund highway improvements to the A19/A690.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed.

Phases 1,2 and 3 are under construction, of which the developers have confirmed delivery. The City Council on behalf of Siglion have confirmed the anticipated delivery rates for the remaining units and phases. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received during stage 2 consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
249	72	68	97 (60 Cat B)	80 (55 Cat B)	55 (Cat B)	129

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. Phases 1,2 and 3 are under construction, of which the developers have confirmed delivery. The City Council on behalf of Siglion have confirmed the anticipated delivery rates for the remaining units and phases. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Site Name: Former Easington Lane Primary School Building			
SHLAA Ref: 086	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 18/01963/FU4		Decision Date 1: 02/05/2019	
Planning Details 1: 18/01963/FU4 - Erection of 116no dwellings including access, public open space, parking provision, hard and soft landscaping, and associated infrastructure - permitted 16/04/2019			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 116	Units Complete: 114	Units Under Construction: 0	Units not started: 2
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available):</p> <p>Category A site with detailed consent and under construction for development of 116 dwellings. 114 units complete as of 22/23 as such the remaining 2 units have been included within year 1. The Council considers the forecast to be reasonable and deliverable within the five year period.</p> <p>No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.</p>			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
114	2	0	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded to the initial consultation indicating that the site had been fully built out. However, owing to the council's completion data showing 2 units remaining, these have been forecast and included in year 1 completions data.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Following the availability of the full 22/23 year completion data, council records indicate 114 units complete as of 22/23, slight difference from developer records, which is a result of data collection timing. The remaining units have been forecast in year 1 for completion.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
114	2	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: The development is under construction for 116 units, of which 114 have been complete as of 22/23, as such only 2 units are remaining and planned for completion in year 1.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site is under construction and the anticipated delivery rates are considered reasonable based upon previous delivery.						

STAGE 2: Consultation Feedback

No comments received during stage 2 consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
114	2	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the anticipated delivery rates are considered reasonable based upon previous delivery.

Site Name: Ayton Village Primary School, Dunlin Drive, Ayton						
SHLAA Ref: 098	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 19/01484/FU4			Decision Date 1: 18/12/2019			
Planning Details 1: Construction of 56 dwelling houses and associated infrastructure						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 56	Units Complete: 52	Units Under Construction: 4	Units not started: 0			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category A site with detailed consent for the development of 56 dwellings. Site is under construction and all units were anticipated for completion in 22/223 however completion data as of March 2023 shows 52 units complete. The remaining 4 units have been forecast for year 1. The Council considers the developer forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
52	4	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A				
STAGE 1: Developer feedback to initial site forecast consultation						
N/A No proforma received.						
STAGE 1: Developer Outcome						
No response was received as part of the initial consultation exercise, as such the outstanding completions have been forecast for year 1.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
No response received. Further contact and information will be sought where possible through the APS process. Local Authority completion data as of 31 st March 2023 indicates 52 units complete, as such the remaining 4 units have been forecast for year 1.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
52	4	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site is a brownfield site which was previously cleared prior to the subsequent acquisition of the site by the developer from the Council. The majority of units have been delivered on site, therefore the remaining units are forecast for year 1.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site has full planning permission and is under construction with 52 units complete and site completion expected within 23/24. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						

STAGE 2: Consultation Feedback

No comments received during stage 2 consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
52	4	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has full planning permission and is under construction with 52 units complete and site completion expected within 23/24. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Site Name: Phases 1-6, Chester Road			
SHLAA Ref: 107	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A/B	A/B Sub Category: A-Detailed consent B-Brownfield Register
Planning Ref 1: 18/00255/FU4		Decision Date 1: 28/06/2019	
Planning Details 1: Construction of 118 dwelling houses, including drainage infrastructure, landscaping, public open space and stopping up of public highway.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 450 (118 1 st phase)	Units Complete: 50	Units Under Construction: 33	Units not started: 367
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category A site with detailed consent and under construction for the development's first phase (118 dwellings). Forecasts were based upon the number of completions in the last two years (23 and 27 respectively), as such the future build out rate was set at approximately 30/31 dwellings per year. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
50	31	31	30	30	30	248
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Gentoo confirmed that the total number of dwellings expected on the site has decreased, with the total now being 396 as opposed to 450. The annual completions are slightly lower than set out for the first two years, with increases in completions expected from year 3 onwards.						
STAGE 1: Developer Outcome The developer proposed different build out rates to that set out in the original pro-forma.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The Council have updated the forecasts to be consistent with the latest projections by Gentoo.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
54	27	30	67	81	30	107
Developers history of delivery in Sunderland and/or progress with site to date: The site is under construction and yielding completions. The site can accommodate a total of 396 units, which is a decrease from the original 450 units. The first phase has full planning consent for 118 units and is under construction, with 54 completions as of 22/23. The remainder of phase one will be delivered in years 1(27units), 2 (30 units) and 3 (7 units). A number of units will also be delivered in years 3 (60), 4 (81) and 5 (30) which fall with category B as the site is on the Brownfield Land Register. Gentoo have confirmed that a hybrid planning application for the reminder of the site is programmed for						

submission summer 2023 (159 full and 119 outline). Gentoo have a very good track record of housing delivery within the city.

STAGE 1: Conclusion

Phase 1 of the development is under construction, with the planning application for the remaining units programmed for submission summer 2023. The developer has confirmed the anticipated delivery rates. The inclusion of this site and its trajectory is not disputed.

STAGE 2: Consultation Feedback

No comments received during stage 2 consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
54	27	30	67	81	30	107

Final APS Conclusion

Phase 1 of the development is under construction, with the planning application for the remaining units programmed for submission summer 2023. The developer has confirmed the anticipated delivery rates. The inclusion of this site and its trajectory is not disputed.

Site Name: Black Boy Road land at (Site A)			
SHLAA Ref: 128	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 16/02123/OU4		Decision Date 1: 30/01/2019	
Planning Details 1: Outline planning application for residential development of up to 141 dwellings with all matters reserved except access, which will be taken directly from Black Boy Road.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 19/01826/REM		Decision Date 2: 22/02/2021	
Planning Details 2: Application for Reserved Matters (appearance, layout, landscaping and scale) pursuant to outline planning permission ref. 16/02123/OU4 for the erection of 141 dwelling houses.			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 141	Units Complete: 29	Units Under Construction: 64	Units not started: 48
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category A site with full planning consent for the development of 141 dwellings. Build forecasts are based upon previous APS and the site is now under construction and dwellings are being delivered, as anticipated. The Council considers the forecasts to be reasonable and deliverable within the five year period.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
29	30	30	30	22		
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded to the initial consultation, reducing the forecasts for the site owing to market conditions.						
STAGE 1: Developer Outcome The developer suggested changes to the initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The forecasts for the site have been altered following receipt of the developer's response and information about expected market conditions.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
31	25	25	30	30	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Works have started on site with 31 units currently complete. The scheme is expected to yield 25 completions in years 1 and 2 following slower market conditions, followed by 30 a year for the remaining 2 years. The developer has a good track record of housing delivery within the city.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site has full planning consent and is under construction. The forecasts are based upon developer information						

and are considered reasonable. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received during stage 2 consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
31	25	25	30	30	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Land at North Road			
SHLAA Ref: 138	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 11/02362/OUT		Decision Date 1: 29/07/2016	
Planning Details 1: Outline application for residential development with all matters reserved. (Environmental Statement Received 13.08.12). (Amended plans and additional information received 07.06 13).			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 17/00806/REM		Decision Date 2: 02/02/2018	
Planning Details 2: Reserved matters application following grant of outline planning permission (11/02362/OUT) for the erection of 300no. Dwellings			
Planning Status 2: Approved			
Planning Ref 3: 21/00603/FUL			
Planning Details 3: Construction of 245 dwellings (use class C3) with associated access, landscaping and infrastructure (updated Water Quality Report)			
Planning Status 3: Pending consideration			
Funding information: N/A			
Site Capacity: 300	Units Complete: 143	Units Under Construction: 0	Units not started: 157
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available):			

Category A site with detailed consent and under construction for development of 300 dwellings, with 36 completions in 22/23. The proposed annual forecasts have considered the previous APS and the recent completion data. The Council considers the forecast to be reasonable and deliverable within the five year period.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
143	40	40	40	37	0	0

STAGE 1: Site proforma returned? Yes	STAGE 1: Did SCC agree with Delivery Proforma?: Yes
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STAGE 1: Developer feedback to initial site forecast consultation
Persimmon responded to the initial consultation indicating that owing to market conditions they expect completions per year to be lower than originally predicted and provided figures to reflect the new forecasts.

STAGE 1: Developer Outcome
Suggested reduction in units forecast for the full five year period.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:
The forecast for the site have been updated following developer feedback. The completion data has also been updated as of end of year 22/23 total completions on the site were 148. The forecasts set out below are based upon the current consent for the site and do not include the additional units which are subject to the pending planning application.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
148	30	20	25	25	25	27

Developers history of delivery in Sunderland and/or progress with site to date:

Persimmon Homes who are delivering the site have a good track record of housing delivery within the city. First completions were recorded in September 2019 and as such the site is well underway with 148 completions as of 22/23. A further planning application is pending on the site, which proposes to remix larger executive properties with a greater number of standard market properties, this will increase the overall unit numbers on the site. The developer has reduced the delivery rate down due to market conditions and mortgage affordability and awaiting the outcome of the current pending planning application as the standard properties are selling at a faster rate than the executive properties. This planning application is due for a decision within the next month or so.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates, which are considered deliverable based on 22/23 completion data and market conditions for this site. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received during stage 2 consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?

No.


Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
148	30	20	25	25	25	27

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates, which are considered deliverable based on 22/23 completion data and market conditions for this site. No

further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Site Name: Land to the east of former Broomhill Estate			
SHLAA Ref: 197	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 14/00090/FUL		Decision Date 1: 22/04/2015	
Planning Details 1: Construction of 102 dwellings with associated garages, roads and infrastructure and public open space. Development to include stopping up of section of bridleway and change of use of section of bridleway to all-purpose highway and provision of new crossing point for bridleway users.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 18/00075/FUL		Decision Date 2: 05/11/2019	
Planning Details 2: Erection of 99 dwellings with associated roads, infrastructure and public open space.			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 99	Units Complete: 53	Units Under Construction: 29	Units not started: 17
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category A site with detailed consent for the development of 99 dwellings. Delivery forecast In line with previous APS and 22/23 completion data. The Council considers the developer forecast to be reasonable and deliverable within the five year period.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
53	24	22	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Developer confirmed slightly higher completion data and slightly revised annual forecasts with all units to be complete by 24/25.						
STAGE 1: Developer Outcome The forecast have been adjusted to take on board the revision by the developer.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The developer's revised forecasts seem reasonable and deliverable and as works have started on site the revised forecasts have been taken forward. In order to ensure consistency the completion data, which is slightly different from that of the developers, remains as that indicated by the Local Authority (33 units for 22/23), as such an additional two units (the difference from the developers data to the Council's data) have been included within year 1.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
54	27	18	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Developer has a very good track record of housing delivery within the city.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent, development has commenced and the developer has confirmed the anticipated						

delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

The developer confirmed the trajectory of the site.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
54	27	18	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent, development has commenced and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Site Name: Eastbourne Square, Carley Hill						
SHLAA Ref: 243	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 20/01208/FUL			Decision Date 1: 20/11/2020			
Planning Details 1: Erection of 24no. residential units with associated hard and soft landscaping and access arrangements (Revised plans received 13.10.2020)						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 24	Units Complete: 23	Units Under Construction: 1		Units not started: 0		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Site has full planning permission in place for 24 dwellings and as such is a category A site. 22/23 completions have delivered 23 out of 24 dwellings, therefore the remaining dwelling has been forecast for completion in year 1.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
23	1	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
The developer responded to the initial consultation agreeing with all outstanding completions in year 1.						
STAGE 1: Developer Outcome						
Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The completion forecasts are in line with the developer's programme and anticipated for year 1.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
23	1	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Site has full planning permission in place and works started on site in March 2021. 1 unit is currently under construction, with full site completion programmed for 23/24. Gentoo have a very good track record of housing delivery within the city and as such it is expected that the site will be complete within the anticipated timescales.						
STAGE 1: Conclusion						
Site has full planning permission in place for 24 units and works on site started in 2021. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period.						
STAGE 2: Consultation Feedback						
A comment was received in relation to this site from Gentoo stating that the site has been delivered and is now complete.						

STAGE 2: Council Response

The most up to date council records indicate 23 completions, due to the lag time with receiving completion data. As such to ensure records are consistent the 1 unit is included with the final year forecast.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
23	1	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. There is one unit remaining on the site, in accordance with the Council's completions data. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Site Name: Hetton Downs Phase 2			
SHLAA Ref: 328	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 17/02178/FU4		Decision Date 1: 4/18/2019	
Planning Details 1: Construction of 112no. dwelling houses with associated works including demolition of existing buildings, stopping up of existing highways, accesses, public open space and infrastructure.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 101 (The initial planning application was for 112 units, however a parcel of land was withdrawn from the sale, as such total units to be built is now 101).	Units Complete: 86	Units Under Construction: 7	Units not started: 8
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category A site with detailed consent for development of 101 dwellings. Site under construction and well progressed with 46 completions in 22/23, 92 overall. The developer has a good record of site delivery in Sunderland. The forecast site delivery has been			

adjusted to take account of 22/23 completion figures for the site. The Council considers the forecast to be reasonable and deliverable within the five year period.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
86	15	0	0	0	0	0

STAGE 1: Site proforma returned?

Yes

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes

STAGE 1: Developer feedback to initial site forecast consultation

Developer agreement with initial forecast.

STAGE 1: Developer Outcome

Figures updating following receipt of full year’s completion data, no change required for the year 1 forecast for site completion.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Following the availability of the full 22/23 year completion data, council records indicate 92 units completed on the site. The developer is in agreement that the remaining units will be completed in year 1.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
92	9	0	0	0	0	0

Developers history of delivery in Sunderland and/or progress with site to date:

Phase 2 of a regeneration programme for this former coalfield area. Gleeson Homes delivered the 1st phase, which was complete in 2019. This 2nd phase followed on from

the completion of phase 1 and is progressing with 92 units now complete. Gleeson have good rates of housing delivery within the city.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received during stage 2 consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
92	9	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Site Name: Philadelphia Complex			
SHLAA Ref: 330A	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 14/00538/HYB		Decision Date 1: 10/06/2016	
<p>Planning Details 1: Hybrid Planning Application - Part Full, Part Outline</p> <p>Full planning application for change of use and refurbishment of the listed former power station and annexe with associated internal and external works to create learning and enterprise building (use classes B1 and/or D1 and ancillary A3); refurbishment of the other 5 listed buildings and 2 non-listed buildings (Philadelphia Complex) comprising internal and external works for uses within use classes B1 and/or B2 and/or B8.</p> <p>Outline planning application for mixed use development comprising up to 500 dwellings (use class C3); food store (use class A1); local retail facilities comprising of use classes A1 and /or A2 and/or A3 and/or A5; public realm enhancements comprising hard and soft landscaping to create employment zone with associated access roads (requiring stopping up of the highway), landscaping and infrastructure works.</p>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 17/02246/REM		Decision Date 2: 21/02/2018	
Planning Details 2: Reserved Matter relating to affordable housing provision, namely the erection of 13 bungalows, to the outline element of 14/00538/HYB.			
Planning Status 2: Complete			
Planning Ref 3: 19/00804/REM		Decision Date 3: 26/02/2021	
Planning Details 3: Reserved matter application pursuant to 14/00538/HYB, seeking approval of the details of access, appearance, landscaping, layout and scale for the erection of 452 residential units on Phase 1(a), 2(a), 3 and 4.			

Planning Status 3: Approved						
Funding information: N/A						
Site Capacity: 465	Units Complete: 37		Units Under Construction: 22		Units not started: 406	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available):						
<p>Category A site with full planning permission in place for the development of 452 dwellings. The completions undertaken in 19/20 and 20/21 relate to the affordable element of the scheme which was subject to a separate planning application for 13 units. As such, the total units with full planning consent is 465. The forecasts for delivery have been carried forward from the previous APS. The main site started yielding completions in 22/23, as such the council considers the forecast to be reasonable and deliverable within the five year period.</p>						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
35	40	50	54	60	60	166
STAGE 1: Site proforma returned?			STAGE 1: Did SCC agree with Delivery Proforma?:			
Yes			Yes			
STAGE 1: Developer feedback to initial site forecast consultation						
The developer responded to the initial consultation agreeing with the proposed build out rates.						
STAGE 1: Developer Outcome						
Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The Council have taken forward the original projections which the developer confirmed were in alignment with their forecast.						

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
37	40	50	54	60	60	164

Developers history of delivery in Sunderland and/or progress with site to date:

Works have started on the main site following the grant of full planning permission. The affordable housing element of the scheme for 13 dwellings was complete by 20/21. The developer, Persimmon Homes has a good track record of housing delivery within the city and will also have their Charles Church element of the company delivering units, hence the higher build out rates.

STAGE 1: Conclusion

The site has full planning permission in place and the developer has confirmed the delivery forecasts, which are considered acceptable. Works have started on the main site with units now under construction and 24 completions in 22/23. The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received during stage 2 consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
37	40	50	54	60	60	164

Final APS Conclusion

The site has full planning permission in place and the developer has confirmed the delivery forecasts, which are considered acceptable. Works have started on the main site with units now under construction, and 24 completions in 22/23. The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Site Name: Washington Football Club, Spout Lane (Albany Park)						
SHLAA Ref: 258	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 19/01252/FUL			Decision Date 1: 18/11/2020			
Planning Details 1: Construction of 76 dwellings, provision of open space and associated infrastructure. (Amended description, updated plans & reports)						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 76	Units Complete: 3	Units Under Construction: 5	Units not started: 68			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023- prior to full end of year completion data being available): Planning permission granted in November 2020 for a 76 dwelling scheme (of which all units are to be affordable). Category A site, completions have been forecast in line with the previous APS.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
3	61	12	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
Developer submitted revised forecasts for the site, indicating all units complete by 23/24.						
STAGE 1: Developer Outcome						
Notwithstanding the fact that only 10 units have been completed in 22/23, as the site is grant funded for 100% affordable units timescales for completion are very tight, as such the majority of units are constructed, just not finalised. The council therefore consider that the revised forecasts submitted by the developer are acceptable.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The Council has taken forward the revised forecasts.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
10	62	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Site has full planning permission in place for 76 units and is to be delivered as a 100% affordable scheme by Karbon Homes. Works have started on site, with 10 completions in 22/23 and the majority of units are under construction, with completion of the full site programmed for 23/24.						
STAGE 1: Conclusion						
Site with full planning permission in place, therefore a category A site. Forecasts and annual completions have been set in line with the developer's forecasts and as such the site is considered deliverable within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received during stage 2 consultation.						

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
10	62	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Land at Mill Hill, Silksworth Road			
SHLAA Ref: 342	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 14/01461/OUT		Decision Date 1: 11/08/2017	
Planning Details 1: 14/01461/OUT - Residential development of up-to 250 no. residential dwellings, including landscaped open space and footpath connections, and details of site access (AMENDED PLAN).			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 18/01877/REM		Decision Date 2: 15/11/2019	
Planning Details 2: Reserved matters application relating to details of appearance, landscaping, layout and scale pursuant to outline approval 14/01461/OUT for the erection of 250no (c3) residential dwellings. AMENDED RED LINE AND PLANS.			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 250	Units Complete: 140	Units Under Construction: 31	Units not started: 79
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category A site with detailed consent for the development of 250 dwellings. Forecasts have been based upon previous years APS and 22/23 completion data, which was higher than anticipated, as such the site is expected to be fully complete in 25/26.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
131	40	40	39	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Developer agreed with the unit forecasts.						
STAGE 1: Developer Outcome Agreement with forecasts, no changes necessary.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Following the availability of the full 22/23 completion data, council records indicate 140 units have been complete on the site, an increase of 9 units from the previous 131 units. The annual forecasts have been amended to reflect the completions data.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
140	40	40	30	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Large greenfield site within a good market area, developer has good rate of delivery within the city. Development started on site with 131 completions as of 22/23, of which 87 were delivered in 22/23.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site is under construction and yielding high completion numbers. The developer has confirmed the anticipated delivery rates, with the full sites to be complete within the five-year period.						

STAGE 2: Consultation Feedback

No comments received during stage 2 consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
140	40	40	30	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and yielding high completion numbers. The developer has confirmed the anticipated delivery rates, with the full sites to be complete within the five-year period. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Burdon Road/Hall Farm Road, land at			
SHLAA Ref: 356	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 13/00799/FUL		Decision Date 1: 19/09/2018	
<p>Planning Details 1: 13/00799/FUL - Erection of 114 dwellings; formation of vehicular and pedestrian accesses, including pedestrian footpath and cycle links; provision of a swale, landscaping and associated works (Amended description (19 June 2015) and site location plan (17 June 2015)).</p> <p>Amended description reduced dwelling capacity down to 109 dwellings.</p>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 109	Units Complete: 97	Units Under Construction: 0	Units not started: 12
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available):</p> <p>Category A site with detailed consent and under construction for development of 109 dwellings. The Council forecast site delivery based on the assumptions set out within the Council's SHLAA Methodology and the number of completions achieved in 22/23. The Council considers the forecast to be reasonable and deliverable within the five year period.</p>			
<p>STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.</p>			

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
95	14	0	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Developer agreement with forecast.						
STAGE 1: Developer Outcome Agreement with the forecasts, no adjustments needed.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Following the availability of the full 22/23 year completion data, council records indicate 97 units complete as of 22/23. All remaining units are programmed for completion within the five-year period.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
97	12	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Site is progressing with 97 units complete. Bellway have a good track record of housing delivery in the city.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						

STAGE 2: Consultation Feedback

A comment was received in relation to this site from Barratt David Wilson stating that the site has been delivered and is now complete.

STAGE 2: Council Response

In their submission, BDW mistakenly referred to this site as site 477d on the final page of their APS table document. For clarification, these comments relate to site 356.

Council records indicate that 97 dwellings have been delivered to date, with 12 units remaining. As such to ensure records are consistent the 12 units are included with the first year forecast.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
97	12	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction, with 12 out of 109 units remaining. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Coaley Lane, Land south of						
SHLAA Ref: 367	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 16/02357/FUL			Decision Date 1: 15/02/2018			
Planning Details 1: Erection of 128 dwellings including associated infrastructure, access, landscaping, open space and SuDS (Sustainable Drainage System) (as amended).						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 128		Units Complete: 115		Units Under Construction: 7		Units not started: 6
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available): Category A site with detailed consent and under construction for development of 128 dwellings. The site is currently under construction and well progressed, with 40 further completions in 22/23. Site delivery forecast based on 22/23 completion data. Gentoo have a good track record of delivery of sites in Sunderland. The Council considers the forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
114	14	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
Developer agreement that remaining units are due for completion in year 1.						
STAGE 1: Developer Outcome						
Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
Following the availability of the full 22/23 year completion data, council records indicate 41 units complete in 22/23, totalling 115 to date. The remaining units have been forecast for year 1, in agreement with the developer.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
115	13	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Developer has very good record of housing delivery within the city. The site is progressing well with 115 units complete and the remaining units forecast for year 1.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
STAGE 2: Consultation Feedback						
A comment was received in relation to this site from Gentoo stating that there have been 117 completions on the site to date, with 11 remaining.						
STAGE 2: Council Response						

The most up to date council records indicate 115 completions, due to the lag time with receiving completion data. As such to ensure records are consistent the 2 units are included with the first year forecast.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
115	13	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. There is one unit remaining on the site, in accordance with the Council’s completions data. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Site Name: Ennerdale Street, Low Moorsley, Land at			
SHLAA Ref: 388	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: B	A/B Sub Category: Outline consent
Planning Ref 1: 12/01125/OUT		Decision Date 1: 06/07/2017	
Planning Details 1: Proposed residential development comprising 40no. Residential dwellings with associated landscaping and access.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 21/00561/REM		Decision Date 2:	
Planning Details 2: Reserved matters approval for appearance, layout, design and landscaping in relation to planning application 12/01125/OUT (Proposed residential development comprising 40 no. residential dwellings with associated landscaping and access.)			
Planning Status 2: Pending			
Funding information: N/A			
Site Capacity: 40	Units Complete: 0	Units Under Construction: 0	Units not started: 40
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available): Category B site with outline consent for the development of 40 dwellings. A reserved matters application was submitted in March 2021 for the site, however the agent for the applicant is in the process of updating a number of the technical studies associated with the site, due to the time period from gaining outline consent and a number of the studies being out of date. The owner has an outline application pending for 82 units on an adjoining site, which is also being encompassed within the updated study work. On approval of this application, the Council understands it is the intention of the owner is to bring forward both sites together as one larger site. As such delivery has been forecast for			

the outline consent of 40 units only, in-line with the SHLAA methodology starting delivery from year 4 and continuing into year 5. Delivery forecasts starting in year 4 take account of the land owner's intention for development with an adjoining, non-consented site. The Council considers the forecasts to be reasonable and deliverable within the five-year period. The Council considers the evidence above justifies the site's inclusion in the five-year supply as a Category B site.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	10	30	0

STAGE 1: Site proforma returned?

Yes

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes

STAGE 1: Developer feedback to initial site forecast consultation

In accordance with the developer response the completions remain in line with the SHLAA methodology for year 4.

STAGE 1: Developer Outcome

Agreement with site proforma forecasts.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Agreement with forecasts, no changes required.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	10	30	0

Developers history of delivery in Sunderland and/or progress with site to date:

The planning application was submitted/validated in January 2013 for this long-standing allocated housing site. The application was first reported to Planning Committee in

February 2013 where the outstanding issue related to the signing of a S106 agreement for affordable housing and children's play space. Due to delays in signing the S106 agreement the planning permission was not granted until July 2017. The site is in the full ownership of the applicant, who also has a current outline planning application pending on an adjoining site which he owns. The landowner's intentions are to bring forward the two sites together as one development site. A Reserved Matters application was submitted March 2021 and is currently pending, of which technical studies are in the process of being updated. The agent has previously confirmed that the owner has a developer on board to deliver the scheme.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is a saved UDP allocation and has outline consent, with a Reserved Matters application pending. The landowner has indicated their intention to develop this site alongside an adjacent site for which a planning application has been submitted and is pending awaiting S106 agreement. The site promoter has indicated they have a developer on board. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

A comment was received in relation to this site from Barratt David Wilson.

"This site only has outline planning permission. We note a REM was submitted in March 2021. It was noted that the reports are outdated and the agent was updating these. BDW would question whether the agent plans to continue with the RM, given that in two years they have not updated the report. It should also be noted that despite a REM being submitted, there is no developer attached. The planning application is simply in the landowner's name. This means that the detail/housetypes will not be reflective of a developer, who would actually bring the site forward. It should also be noted that the pro-forma states the reports are being updated to cover a neighbouring site, also in the same ownership, so the two could be brought forward together. This adds a further complicated to it's delivery."

It was recommended by BDW that this site be removed from the 5YHLS.

STAGE 2: Council Response

Following discussion with the case officer (planning application reference 21/00561/REM), it was confirmed that progress was being made on the application, with an expectation that it will be determined at Planning and Highways committee in late summer/early autumn 2023. The case officer has been in regular dialogue with the agent,

who has recently amended the submission to reflect concerns raised by the Council's Highways team.

With regards to the connection between the prospective development and the neighbouring site, there is an outstanding outline application (reference 14/01371/OUT) for the development of up to 82 dwellings on adjoining land, under the same ownership. Although this application is significantly older, it is still live and there are continued efforts to undertake additional surveys and update technical documents where necessary. It is anticipated that this outline application would be taken to Committee ahead of the RM application (21/00561/REM), so referral to a Committee meeting in summer 2023 is likely.

The planning agent also confirmed that the site currently has a live reserved matters application and while this was submitted in March 2021 and there has been on going correspondence between themselves and the planning officer (which can be seen through the public access page for the planning application). Further to this, it can also be seen that updated/amended reports/information has been supplied to the LPA where considered necessary. It is now considered that the application is at an appropriate stage to be progressed to a decision and is intended to be taken to planning committee in the upcoming months (as confirmed above by the case officer). The agent has confirmed that the proposed projections for the site in the draft APS remain accurate and no changes are required.

It is therefore considered that sufficient progress has been made in relation to justify it's inclusion within the five year housing land supply. The site is anticipated to receive reserved matters approval later this year. It is therefore considered that a delivery rate of 10 units in Year 4 and 30 units in Year 5 is reasonable and this trajectory has been confirmed by the agent.

STAGE 3: Disputed site?

Yes. The site is disputed by Barratt David Wilson.

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	10	30	0

Final APS Conclusion

The inclusion of this site in the APS and the Council's 5YHLS is disputed by Barratt David Wilson, with the recommendation of removal from the supply. This is owing to concerns


regarding whether or not the reserved matters application would be brought forward, owing to their understanding that there had been a lack of progress with associated reports etc. Alongside this, they commented that since there was an indication that an adjoining site was going to be brought forward at the same time, this would add a level of complexity to delivery.

Following on from discussions with both the case officer and the planning agent, it was confirmed that the Council has been working with the agent on amending the reserved planning application and there is an expectation that Committee will make a decision on it in late summer/early Autumn 2023.

With regards to the connection between the prospective development and the neighbouring site, there is an outstanding outline application (reference 14/01371/OUT) for the development of up to 82 dwellings on adjoining land, under the same ownership. Although this application is significantly older, it is still live and there are continued efforts to undergo additional surveys and update technical documents where necessary. It is anticipated that this outline application would be taken to Committee ahead of the RM application (21/00561/REM), so referral to a Committee meeting in summer 2023 is likely.

The planning agent also confirmed that the site currently has a live reserved matters application and while this was submitted in March 2021 and there has been on going correspondence between the agent and the planning officer (which can be seen through the public access page for the planning application). Further to this it can also be seen that updated/amended reports/information has been supplied to the LPA were considered necessary. It is now considered that the application is at an appropriate stage to be progressed to a decision and is intended to be taken to planning committee in the upcoming months. It was also confirmed by the agent that the proposed projections for the site in the draft APS were accurate and no changes were required.

Owing to the fact that the site is a category B site with outline consent, and evidence provided by both the case officer and the applicant to demonstrate that planning consent is likely to be granted shortly, it is considered that the site is achievable and deliverable within the 5 year period, the site is retained within the APS, with completions starting in year 4.

Site Name: Land north east of Mount Lane, Springwell Village			
SHLAA Ref: 407c	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 20/01754/FUL		Decision Date 1: 07/05/2021	
Planning Details 1: Residential development of 75 dwellings (Use Class C3) including 15% affordable housing, vehicle access from Mount Lane, landscaping, public open space, pedestrian footpath, children's play area, surface water flood attenuation, and associated ancillary works.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 75	Units Complete: 23	Units Under Construction: 41	Units not started: 11
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category A site, allocated housing site within the CSDP. Full planning consent for the development of 75 dwellings was granted May 2021. The site delivered 20 dwellings in 2022/23 therefore the Council considers the forecast to be reasonable and deliverable within the five-year period and in line with the methodology of the SHLAA. The Council considers the evidence above justifies the site's inclusion in the five-year supply as a Category A site.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
20	32	23	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded to the initial consultation confirming that they expect the bulk of the remaining completions to be within year 1.						
STAGE 1: Developer Outcome Agreement with initial forecast, site to be complete by year 2.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Figures adjusted slightly to reflect developer feedback and reflect full years completion data (23 for 22/23).						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
23	50	2	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: The scheme has full planning approval in place. The site is under construction, with 23 completions in 22/23. The site is a greenfield site in a good market area and expected to be delivered in full within the five-year period.						
STAGE 1: Conclusion The site owner/developer have agreed to the forecasts set out and confirmed the majority of the outstanding units will be delivered in 23/24. This is considered acceptable and deliverable based upon the site being under construction. The site's inclusion in the five year supply is therefore considered acceptable.						

STAGE 2: Consultation Feedback

The developer responded with revised numbers, demonstrating 20 completions to date, with 50 dwellings in year 1 and 8 dwellings in year 2.

STAGE 2: Council Response

The Council will continue to use the most up to date completion records, which demonstrate 23 dwellings delivered on the site. Following further engagement with the developer, they agreed to the Council’s forecast.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
23	50	2	0	0	0	0

Final APS Conclusion

The development has full planning permission, and units have started being delivered on the site. The forecast for completion has been set in line with the most recent information received from the agent and Council data, which demonstrates 23 completions to date. As such it is considered that all of the units will be delivered by year 2 and within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Seaburn Amusements, Whitburn Road			
SHLAA Ref: 413	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 16/02056/HY4		Decision Date 1: 31/10/2017	
Planning Details 1: HYBRID APPLICATION Outline planning application is for demolition of existing buildings and creation of a leisure-led mixed use development on 8.3 hectares of land to the west of Whitburn Road and north of Dykelands Road. The proposed development includes change of use of open space and development incorporating Use Classes D1, D2 & Sui Generis uses (amusement centre and/ or privately managed park and/ or funfair); A1 (maximum of 2000 square metres), A2, A3, A4 & A5; and C1 (Hotel) & C3 (up to 279 residential units), along with associated landscaping and public realm improvements and stopping up of highways. Detailed planning application is for first phase of infrastructure works including improvements to access roads and change of use of open space to public car park to the north of Dykelands Road.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 19/01750/LR4		Decision Date 2: 10/03/2020	
Planning Details 2: Reserved Matters application pursuant to 16/02056/HY4 for the erection of 82 homes.			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 237	Units Complete: 79	Units Under Construction: 0	Units not started: 158

STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available):

Category A and B site with outline consent for up to 279 dwellings and detailed consent for development of 82 dwellings (phase 1). Phase 1 is nearing completion and the units subject to the outline consent are forecast for delivery at the back end of the five-year period. The forecasts seem reasonable and deliverable.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
77	5	0	0	0	60	95

STAGE 1: Site proforma returned?

No

STAGE 1: Did SCC agree with Delivery Proforma?:

N/A No proforma received

STAGE 1: Developer feedback to initial site forecast consultation

N/A No proforma received.

STAGE 1: Developer Outcome

N/A No proforma received.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Following the availability of the full 22/23 year completion data, council records indicate 39 units complete in 22/23. As such the forecasts have been updated to reflect this.

No response was received from the developer, as such further contact and information will be sought where possible through the APS process. However only 3 units remain on this first phase.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.


Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

79	3	0	0	0	60	95
<p>Developers history of delivery in Sunderland and/or progress with site to date:</p> <p>The site has outline planning permission to deliver up to 279 dwellings in total. However, at this stage it is anticipated that only 237 dwellings will be delivered on the site altogether and not the full 279.</p> <p>The reserved matters application for the 1st phase of development was given planning consent March 2020, which is for 82 units to be delivered by Avant Homes and is nearing completion with only 3 units remaining. The remaining phases are yet to have a developer onboard and as such have only been included at the end of the five year period.</p>						
<p>STAGE 1: Conclusion</p> <p>The inclusion of this site and its trajectory is not disputed. The site has full planning permission for 82 units (phase 1) and is under construction. This first phase has been forecast within the five year period and a number of units are complete. The remaining phases fall under Category B having the benefit of outline consent.</p>						
<p>STAGE 2: Consultation Feedback</p> <p>A comment was received in relation to this site from Barratt David Wilson.</p> <p>“This site, again, needs to be broken into two – delivery of the element with detailed consent and delivery of the outline element. On the element with outline (155 houses) there is no evidence that this section of the site has been marketed. A developer would need to be on board to submit the detailed RM element, with the specific housetypes. Looking at the site, we would also question where these remaining 155 houses are going to go.</p>						
<p>STAGE 2: Council Response</p> <p>Whilst it is acknowledged that some of the outline part of the site has been developed for alternative uses, developable parcels do remain which could deliver the number of units identified within the draft APS (60 units). Whilst the site could deliver units within the next five years, there are no firm proposals in place at this time and it is therefore agreed that the outline units are removed from the five year supply.</p>						
<p>STAGE 3: Disputed site?</p> <p>No</p>						
<p>Final Forecast</p>						

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
79	3	0	0	0	0	0

Final APS Conclusion

The inclusion of this site in the APS is no longer disputed by BDW, as the Council have agreed to remove the category B section of the development which was originally intended to deliver housing in the latter years of the 5 year period. The remaining 3 Category A units are not disputed and the site is expected to complete in year 1.

Site Name: Heritage Green - Rear of Bee Hive Pub, Coaley Lane			
SHLAA Ref: 417	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 15/00815/HYB		Decision Date 1: 14/03/2016	
<p>Planning Details 1: Hybrid planning application comprising:</p> <p>Full planning permission for: development of 147 residential dwellings with associated infrastructure, landscaping, open space and highway improvements.</p> <p>Outline planning permission for the proposed development of approximately 130 residential dwellings with associated infrastructure landscaping, open space and highway improvements with all matters reserved except for access.</p> <p>Additional substitution of house type application increased site capacity of phase 1 to 150 units, taking total of scheme to 291 units. 17/01553/FUL</p>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 17/02445/FUL		Decision Date 2: 29/03/2019	
Planning Details 2: Erection of 141no. residential dwellings with associated access, landscaping and infrastructure (Phase 2). Amended plans submitted July 2018.			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 291	Units Complete: 279	Units Under Construction: 0	Units not started: 12
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available):			

Category A site with detailed consent and under construction for development of 291 dwellings.

Following receipt of the 22/23 completions data, there are now only 12 dwellings left to build out on the site. These are expected to be complete in 2023/24. The Council considers the forecast to be reasonable and deliverable within the five year period.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
279	12	0	0	0	0	0

STAGE 1: Site proforma returned?

Yes

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes

STAGE 1: Developer feedback to initial site forecast consultation

Persimmon responded to the initial consultation agreeing with the forecasts set out and confirmed that there are 279 dwellings complete to date.

STAGE 1: Developer Outcome

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The forecasts initially set out and agreed with the developer have been taken forward.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
279	12	0	0	0	0	0

Developers history of delivery in Sunderland and/or progress with site to date:

Site is under construction with 279 units complete, which forms all of phase 1 (150 dwellings) and the majority of phase two, of which 12 units remain and will be delivered in year 1.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five-year period.

STAGE 2: Consultation Feedback

No comments received during stage 2 consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
279	12	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Willow Farm land to south, Ryhope (North)			
SHLAA Ref: 426A	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 16/01502/OU4		Decision Date 1: 22/12/2017	
Planning Details 1: Outline planning application with two means of vehicular access from A1018 (Saint-Nazaire Way) to be determined (all matters reserved for subsequent approval), for the erection of up to 450 dwellings (Class C3); local centre including up to 500 square metres of floorspace (Class A1, A2, A3, A4, A5, C3, D1 or D2); earthworks to facilitate surface water and foul water drainage; structural landscaping; formal and informal open space; car parking; site remediation; and all other ancillary and enabling works. Variation of conditions 3 (Storey Heights Parameter Plan & Land Use and Access Parameter Plan), 4 (Masterplan Addendum Document, July 2017) and 16 (Flood Risk Assessment, Rev B) of previously approved application 16/01502/OU4.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 20/00911/LR4		Decision Date 2: 15/10/2021	
Planning Details 2: Reserved matters application seeking approval of the details of access, appearance, landscaping, layout and scale for the erection of 450 residential units and earthworks to facilitate surface water and foul water drainage, structural landscaping, formal and informal open space, and all other ancillary and enabling works. (AMENDED PLANS & REPORTS - MARCH 2021)			
Planning Status 2: Application approved.			
Funding information: Sunderland City Council in partnership with Durham County Council submitted a funding bid to Ministry of Housing Communities and Local Government (MHCLG) in March 2019 as part of the Housing Infrastructure Fund (HIF). The HIF seeks to deliver new physical infrastructure to support new and existing communities; to make more land available for			

housing in high demand areas; to support ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply; and allow local authorities to recycle the funding for other infrastructure projects, achieving more and delivering new homes in the future.

The joint bid for £25.4 million sought to secure money towards new roads and infrastructure to support housing growth in the South Sunderland Growth Area (SSGA), with some additional housing in Durham, unlocking approximately 4066 homes across the two Local Authority areas (3,636 homes in Sunderland). The full funding award of £25.4m was approved as part of the Chancellor's budget announcements in April 2020 and has a spend date of March 2024 which is within the five year land supply timescales. This site forms part of the SSGA and will benefit from the HIF. With regards to the schemes related to HIF, the following update infrastructure improvements have been identified:-

School extensions/refurbishments - Two school extensions, providing a total of 210 new primary school places, were delivered at Benedict Biscop Primary Academy and St Pauls CE Primary School for September 2021. One further extension is planned to provide SEND (Special Education Needs and Disability) provision at a local primary school. This is currently projected to be complete for September 2024. The Council is also investing in the rebuild of Farringdon Community Academy, with planning permission approved January 2023 and works anticipated to start on site in May 2023. This will provide further 150 secondary places to the SSGA.

New SEND School - A new SEND school, to replace the existing Sunningdale School and provide additional capacity, has now been constructed and is in operation.

Ryhope Doxford Link Road (RDLR) - The majority the Ryhope Doxford Link Road is now fully constructed and in operation. One small section remains to be delivered, which is to be constructed as part of Land North of Burdon Lane development. It is anticipated that this remaining section will be complete by Autumn/Winter 2023.

The RDLR provides a strategic east to west road corridor connection; and will greatly reduce the volume of traffic from SSGA related developments and alleviate impact on the Seaton Lane junction within Durham.

Seaham Road improvement scheme (Neighbouring County Durham) - A longer term highways scheme to address traffic growth in Seaham, County Durham has been funded through the HIF which will help alleviate traffic from SSGA but is not a planning requirement to be in place for developing the Sunderland housing schemes. The initial landscape site strip has been completed and the civils works commenced late 2022, with the scheme complete by January 2024.

In addition to HIF funding, funding has also been secured by Sunderland Council through the Growth and Housing Fund with the support of Highways England for the A19/A690 Durham Road Junction Improvement. This scheme involves improvements to two arms of the A19/A690 junction to increase capacity to address traffic growth from SSGA developments but also additional trips generated by other development south of the River Wear. The improvements to the two arms started on site in July/August 2019 and are now complete.

S106 Contributions and delivery - It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for the 4 sites.

It is also worth noting that the infrastructure identified above is only required to deliver the full SSGA allocation of approximately 3,000 dwellings across the 4 sites. Early phases of all sites are possible prior to the completion of the infrastructure works.

Site Capacity: 450	Units Complete: 0	Units Under Construction: 63	Units not started: 387
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STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023- prior to full end of year completion data being available):

Category A site, allocated in the CSDP with full planning consent in place. The build forecasts were based upon the 21/22 APS. The Council considers the forecast to be reasonable and deliverable within the five year period justifies the site's inclusion in the five-year supply.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	50	50	50	50	50	200

STAGE 1: Site proforma returned?

Yes

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes

STAGE 1: Developer feedback to initial site forecast consultation

The developer responded to the initial consultation reducing the completion forecasts slightly for years 1 and 2 due to uncertain market conditions.

STAGE 1: Developer Outcome

Agreement with initial forecast, with a slight adjustment to years 1 and 2.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The Council have adjusted the forecasts in line with the developers response.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	40	50	50	50	230

Developers history of delivery in Sunderland and/or progress with site to date:

The site, which has full planning consent in place is a large greenfield site which is also the subject of an adopted Supplementary Planning Document to provide further guidance to this site and the wider area to ensure development is brought forward in a comprehensive manner. The developer has a good track record of housing delivery in the city. As the scheme will benefit from infrastructure being in place within the next five years as part of the successful HIF bid, the timescales for development are considered appropriate.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is a CSDP allocation, has full planning consent and is under construction. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five-year period.

STAGE 2: Consultation Feedback

No comments received during stage 2 consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	40	50	50	50	230

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Land to the west of Waterloo Road, Usworth (South)			
SHLAA Ref: 463A	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: B	A/B Sub Category: Allocated CSDP site
Planning Ref 1:		Decision Date 1:	
Planning Details 1:			
Planning Status 1: No planning status			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 214	Units Complete: 0	Units Under Construction: 0	Units not started: 214
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available):</p> <p>Category B site, allocated in the CSDP for the development of approximately 200 dwellings.</p> <p>Strategic issues were discussed and resolved at the CSDP examination. A Development Framework for the site was prepared during the CSDP process and identifies site constraints and opportunities for development. Story Homes hold an option on the site where a farm steading remains in situ. The principle of access to the site has been discussed and agreed in principle with Sunderland City Council. Forecasts for the site are based upon previous APS which was agreed between the developer and the city council and are in line with the SHLAA methodology. The developer is keen to establish early collaboration at each stage of the planning application process to ensure delivery in line with the forecasts. Taking into consideration planning permission and site preparation lead in times, the Council considers the forecast to be cautious, reasonable and</p>			

deliverable within the five year period. The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category B site.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	31	36	133

STAGE 1: Site proforma returned?

Yes

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes

STAGE 1: Developer feedback to initial site forecast consultation

Story Homes advised through the initial consultation that they are in the process of undertaking further survey work on site. They are expecting the submission of a planning application in Winter 2023 with a slight increase in overall numbers (214, previously 200)

STAGE 1: Developer Outcome

Amendments to the proposed forecasts, with completions being brought forward to year 3.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The Council has amended the forecast in line with the developer feedback.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	39	44	44	87

Developers history of delivery in Sunderland and/or progress with site to date:

As the site was allocated through the adopted Core Strategy and Development Plan 2020, the site was discussed in detail at the examination. A Development Framework was prepared for the site by the City Council as part of the evidence base, which formed the discussion points for the strategic issues and allowed for any outstanding issues between

the City Council and the developer (Story Homes) to be resolved at the examination in public. Story Homes have confirmed that they have the benefit of an option agreement on the site which is conditional upon obtaining satisfactory planning consent. Work has progressed on delivering the site with the following survey/assessment work having been undertaken:-

- o Flood Risk Assessment and Drainage Strategy
- o Ecology (further updated surveys have been instructed but reports are awaited)
- o Topographical survey
- o Noise Assessment
- o Archaeology
- o Agricultural
- o Highways Appraisal
- o Landscape and Visual Impact Assessment

-Preliminary Desk Assessment and Coal Mining Risk Assessment

-Phase II Intrusive Ground Investigation Surveys

Story homes are currently updating surveys, in particular the ecology survey and liaising with the local authority, in preparation for the planning application submission this year (2023).

The City Council has agreed in principle with Story Homes that an access road can be constructed over Council land to allow this development to proceed.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is allocated in the CSDP and has a willing developer on board to bring the site forward. No further adjustments made. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

Through the consultation process, Nexus provided comments raising concerns that this site is not well supported by public transport, and that further consideration should be given to ensuring that public service provision can be secured.

A comment was received in relation to this site from Barratt David Wilson.

“No planning application – despite being allocated since 2020. Time needs to be allowed for preparation of a planning application; determination; signing of S106. The pro-forma states Story have an option on the site. This means that time for a price negotiation must also be factored in. It should also be noted that the access is owned by SCC. The pro-forma refers to ‘agreement in principle’ for the access, but this is a very different position from having the legal agreements in place, prices agreed. All of this needs to be provided to demonstrate deliverability of the site. There is also a Homes England covenant on the site.”

STAGE 2: Council Response

The site is being brought forward by Story Homes. The developer has indicated that planning preparation is in progress with intrusive site investigations already taken place and the majority planning survey/reports completed with TA/TS and updates instructed where necessary. Story Homes are currently programming a full detailed planning submission end of August 2023.

Story have indicated that the timescales do account for the factors raised, notably agreement has already been established with the landowners and who are equally progressing matters with Homes England and is expected to conclude in the coming months, and negotiations with SCC on the access to follow after and in parallel to the planning process. This site is named within Story Homes Business Plan with the delivery profile reflective of that provided within the APS questionnaire and Story Homes have indicated that they will seek to improve upon these wherever possible. The access is in Council ownership and agreement in principle is in place with regard to this. Given that there is no third party involvement, this is not considered to represent an impediment to the deliverability of the site. The landowner has also confirmed that they have been in dialogue with Homes England for some time regarding removal of the covenant and that these discussions have now reached an advanced stage. This was confirmed by Homes England who stated that they have reached an agreement, in principle, with the landowner to release the restrictive covenant which prevents residential development on this site. Story Homes have confirmed the development schedule and it is noted that the anticipated submission date has come forward from the original Stage 1 pro forma.

STAGE 3: Disputed site?

Yes. The site is disputed by Barratt David Wilson.

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	39	44	44	87


Final APS Conclusion

The site and its inclusion in the APS/5YHLS is disputed by BDW owing to concerns that a planning application hasn't been prepared or determined and that there is a requirement for time to allow for this. They also raised concerns that the developer does not own the access.

Following discussions with the developer, they confirmed that a planning application is due to be submitted by August 2023. This timescale is based on the majority of site work and reports have now been completed. The factors raised by BDW in their response, including the matters such as the access, have been considered by the developer and they have done their forecasts accordingly to include such stages. The expectations are a start in July 2024, with the first completions being delivered in April 2025, and therefore the figures used in stage 1 of the APS remain valid.

The access is in Council ownership and agreement in principle is in place regarding this. The landowner has also confirmed that discussions with Homes England are well advanced stage regarding removal of the covenant. This has been reinforced by Homes England, who have confirmed that agreements have been reached in principle with the landowner.

As a result of this, the Council consider there to be sufficient evidence available to retain this category B site in the APS and justify the trajectory identified, which has been confirmed by the developer.

Site Name: Land adjacent to Herrington Country Park			
SHLAA Ref: 465	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A/B	A/B Sub Category: Detailed permission/ Outline consent
Planning Ref 1: 20/02027/HE4		Decision Date 1: 09.09.22	
Planning Details 1: Full planning permission for 116 residential dwellings (use class C3) with associated infrastructure and landscaping and outline planning permission (all matters reserved except access) for up to 324 residential dwellings (use class C3), associated infrastructure and landscaping.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 440	Units Complete: 0	Units Under Construction: 17	Units not started: 423
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category A and B site, with permission for 440 dwellings, of which 116 are subject to full consent and 324 outline consent. Work has started on the site, and therefore it is expected that 23/24 figures will result in a modest delivery on the site, with consistent delivery over the five year period.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	10	52	52	52	52	222
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded through the initial consultation indicating that the forecasts set out for completions are still correct with regards timings, however annual completions for years 2-5 have been reduced slightly.						
STAGE 1: Developer Outcome Agreement with initial forecast, with some annual completion changes.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The council consider the forecasts to be reasonable and deliverable and completions have been updated using the developer's figures.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	10	40	40	40	40	270
Developers history of delivery in Sunderland and/or progress with site to date: The developer has a hybrid planning application approved on the site. The developer has a good track record of housing delivery within the city. The site is a large greenfield site in a very good market area. Work has now started on site and delivery of this first phase is forecast for years 1-4 (116 dwellings), with a number of units from the outline consent also forecast within year 4 (14 dwellings) and year 5 (40 dwellings). The remainder of the units fall outside the five-year period.						
STAGE 1: Conclusion						

The inclusion of this site and its trajectory is not disputed. The site has a hybrid planning application approved and works have commenced on the full planning permission element of the site. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five-year period.

STAGE 2: Consultation Feedback

No comments received during stage 2 consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	10	40	40	40	40	270

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units included within the 5YHLS will not be successful in the five year period. This is not a disputed site.

Site Name: Land north of Burdon Lane a1-a6			
SHLAA Ref: 477a1-a6	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 19/01497/HY4		Decision Date 1: 14/01/22	
Planning Details 1: Hybrid Planning Application - Full Planning permission for 532 residential dwellings (Use Class C3) with associated infrastructure and landscaping: Outline planning permission (all matters reserved except access) to erect up to 397 residential dwelling.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 22/00128/AM1		Decision Date 2: 10/02/2022	
Planning Details 2: Non-material amendment to approved application 19/01497/HY4 to amend description of development to ensure consistency between approved plans and description of development as follows: Hybrid Planning Application - Full Planning permission for up to 506 residential dwellings (Use Class C3) with associated infrastructure and landscaping: Outline planning permission (all matters reserved except access) to erect up to 384 residential dwellings (Use Class C3), a neighbourhood centre (comprising 2.9 hectares of development including 1.5 form entry school and uses from within use classes A1,A3,A4, D1, and D2), associated infrastructure and landscaping. (Amended Description dated 27.11..20).			
Planning Status 2: Approved			
Funding information: Sunderland City Council in partnership with Durham County Council submitted a funding bid to Ministry of Housing Communities and Local Government (MHCLG) in March 2019 as part of the Housing Infrastructure Fund (HIF). The HIF seeks to deliver new physical infrastructure to support new and existing communities; to make more land available for housing in high demand areas; to support ambitious local authorities who want to step up			

their plans for growth and make a meaningful difference to overall housing supply; and allow local authorities to recycle the funding for other infrastructure projects, achieving more and delivering new homes in the future.

The joint bid for £25.4 million sought to secure money towards new roads and infrastructure to support housing growth in the South Sunderland Growth Area (SSGA), with some additional housing in Durham, unlocking approximately 4066 homes across the two Local Authority areas (3,636 homes in Sunderland). The full funding award of £25.4m was approved as part of the Chancellor's budget announcements in April 2020 and has a spend date of March 2024 which is within the five year land supply timescales. This site forms part of the SSGA and will benefit from the HIF. With regards to the schemes related to HIF, the following update infrastructure improvements have been identified:-

School extensions/refurbishments - Two school extensions, providing a total of 210 new primary school places, were delivered at Benedict Biscop Primary Academy and St Pauls CE Primary School for September 2021. One further extension is planned to provide SEND (Special Education Needs and Disability) provision at a local primary school. This is currently projected to be complete for September 2024. The Council is also investing in the rebuild of Farrington Community Academy, with planning permission approved January 2023 and works anticipated to start on site in May 2023. This will provide further 150 secondary places to the SSGA.

New SEND School - A new SEND school, to replace the existing Sunningdale School and provide additional capacity, has now been constructed and is in operation.

Ryhope Doxford Link Road (RDLR) – The majority the Ryhope Doxford Link Road is now fully constructed and in operation. One small section remains to be delivered, which is to be constructed as part of Land North of Burdon Lane development. It is anticipated that this remaining section will be complete by Autumn/Winter 2023.

The RDLR provides a strategic east to west road corridor connection; and will greatly reduce the volume of traffic from SSGA related developments and alleviate impact on the Seaton Lane junction within Durham.

Seaham Road improvement scheme (Neighbouring County Durham) - A longer term highways scheme to address traffic growth in Seaham, County Durham has been funded through the HIF which will help alleviate traffic from SSGA but is not a planning requirement to be in place for developing the Sunderland housing schemes. The initial landscape site strip has been completed and the civils works commenced late 2022, with the scheme complete by January 2024.

In addition to HIF funding, funding has also been secured by Sunderland Council through the Growth and Housing Fund with the support of Highways England for the A19/A690 Durham Road Junction Improvement. This scheme involves improvements to two arms of the A19/A690 junction to increase capacity to address traffic growth from SSGA developments but also additional trips generated by other development south of the River Wear. The improvements to the two arms started on site in July/August 2019 and are now complete.

S106 Contributions and delivery - It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for the 4 sites.

It is also worth noting that the infrastructure identified above is only required to deliver the full SSGA allocation of approximately 3,000 dwellings across the 4 sites. Early phases of all sites are possible prior to the completion of the infrastructure works.

Site Capacity: 590	Units Complete: 0	Units Under Construction: 52	Units not started: 538
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STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available):

Category A site, part of the wider Land North of Burdon Lane site of which has full planning consent in place for 506 dwellings and outline for up to 384, totalling 890 units. The parcels of and which relate to this site are being delivered by Taylor Wimpey, who will deliver 590 units (236 from the full consent and 354 from the outline consent). The site has had Housing Infrastructure Funds (HIF) approved which has assisted in front loading infrastructure.

The first two parcels of land are under construction, as such delivery has been set for first completions in year 1.

The Council considers the forecast to be reasonable and deliverable within the five year period. The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category A site.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	30	30	30	30	440

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A				
STAGE 1: Developer feedback to initial site forecast consultation						
N/A No proforma received.						
STAGE 1: Developer Outcome						
N/A						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
No response received. Further contact and information will be sought where possible through the APS process.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	30	30	30	30	440
Developers history of delivery in Sunderland and/or progress with site to date:						
Category A site with full consent, of which Taylor Wimpey are delivering 590 units in total across the wider site. Large greenfield site in a very good market area, which is now under construction. The scheme benefits from infrastructure which was put in place as part of the successful HIF bid, the timescales for development are considered appropriate. A land ownership plan is attached at Appendix 13						
STAGE 1: Conclusion						
Category A site. The site is an allocation in the CSDP and has full planning permission in place. As such a number of units as part of the full consent will be delivered within the five-year period. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
STAGE 2: Consultation Feedback						
No comments received during stage 2 consultation.						

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	30	30	30	30	440

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units included within the 5YHLS will not be successful in the five year period. This is not a disputed site.

Site Name: Land north of Burdon Lane b1-b6			
SHLAA Ref: 477b1-b6	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 19/01497/HY4		Decision Date 1: 14/01/22	
Planning Details 1: Hybrid Planning Application - Full Planning permission for 532 residential dwellings (Use Class C3) with associated infrastructure and landscaping: Outline planning permission (all matters reserved except access) to erect up to 397 residential dwelling.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 22/00128/AM1		Decision Date 2: 10/02/2022	
Planning Details 2: Non-material amendment to approved application 19/01497/HY4 to amend description of development to ensure consistency between approved plans and description of development as follows: Hybrid Planning Application - Full Planning permission for up to 506 residential dwellings (Use Class C3) with associated infrastructure and landscaping: Outline planning permission (all matters reserved except access) to erect up to 384 residential dwellings (Use Class C3), a neighbourhood centre (comprising 2.9 hectares of development including 1.5 form entry school and uses from within use classes A1,A3,A4, D1, and D2), associated infrastructure and landscaping. (Amended Description dated 27.11..20).			
Planning Status 2: Approved			
Funding information: Sunderland City Council in partnership with Durham County Council submitted a funding bid to Ministry of Housing Communities and Local Government (MHCLG) in March 2019 as part of the Housing Infrastructure Fund (HIF). The HIF seeks to deliver new physical infrastructure to support new and existing communities; to make more land available for housing in high demand areas; to support ambitious local authorities who want to step up			

their plans for growth and make a meaningful difference to overall housing supply; and allow local authorities to recycle the funding for other infrastructure projects, achieving more and delivering new homes in the future.

The joint bid for £25.4 million sought to secure money towards new roads and infrastructure to support housing growth in the South Sunderland Growth Area (SSGA), with some additional housing in Durham, unlocking approximately 4066 homes across the two Local Authority areas (3,636 homes in Sunderland). The full funding award of £25.4m was approved as part of the Chancellor's budget announcements in April 2020 and has a spend date of March 2024 which is within the five year land supply timescales. This site forms part of the SSGA and will benefit from the HIF. With regards to the schemes related to HIF, the following update infrastructure improvements have been identified:-

School extensions/refurbishments - Two school extensions, providing a total of 210 new primary school places, were delivered at Benedict Biscop Primary Academy and St Pauls CE Primary School for September 2021. One further extension is planned to provide SEND (Special Education Needs and Disability) provision at a local primary school. This is currently projected to be complete for September 2024. The Council is also investing in the rebuild of Farrington Community Academy, with planning permission approved January 2023 and works anticipated to start on site in May 2023. This will provide further 150 secondary places to the SSGA.

New SEND School - A new SEND school, to replace the existing Sunningdale School and provide additional capacity, has now been constructed and is in operation.

Ryhope Doxford Link Road (RDLR) – The majority the Ryhope Doxford Link Road is now fully constructed and in operation. One small section remains to be delivered, which is to be constructed as part of Land North of Burdon Lane development. It is anticipated that this remaining section will be complete by Autumn/Winter 2023.

The RDLR provides a strategic east to west road corridor connection; and will greatly reduce the volume of traffic from SSGA related developments and alleviate impact on the Seaton Lane junction within Durham.

Seaham Road improvement scheme (Neighbouring County Durham) - A longer term highways scheme to address traffic growth in Seaham, County Durham has been funded through the HIF which will help alleviate traffic from SSGA but is not a planning requirement to be in place for developing the Sunderland housing schemes. The initial landscape site strip has been completed and the civils works commenced late 2022, with the scheme complete by January 2024.

In addition to HIF funding, funding has also been secured by Sunderland Council through the Growth and Housing Fund with the support of Highways England for the A19/A690 Durham Road Junction Improvement. This scheme involves improvements to two arms of the A19/A690 junction to increase capacity to address traffic growth from SSGA developments but also additional trips generated by other development south of the River Wear. The improvements to the two arms started on site in July/August 2019 and are now complete.

S106 Contributions and delivery - It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for the 4 sites.

It is also worth noting that the infrastructure identified above is only required to deliver the full SSGA allocation of approximately 3,000 dwellings across the 4 sites. Early phases of all sites are possible prior to the completion of the infrastructure works.

Site Capacity: 590	Units Complete: 0	Units Under Construction: 0	Units not started: 0
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STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available):

Category A site, part of the wider Land North of Burdon Lane site of which has full planning consent in place for 506 dwellings and outline for up to 384, totalling 890 units. The parcels of and which relate to this site are being delivered by Story Homes, who will deliver 138 units from the full element of the Hybrid consent over three parcels of land. The site has had Housing Infrastructure Funds (HIF) approved which has assisted in front loading infrastructure.

The Council considers the forecast to be reasonable and deliverable within the five year period. The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category A site.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	30	30	30	18	0

STAGE 1: Site proforma returned?

E-mail

STAGE 1: Did SCC agree with Delivery Proforma?: Yes

Yes

STAGE 1: Developer feedback to initial site forecast consultation

The first parcel of land is under construction, however works have stalled on site until June/July 2023 due to a nearby site picking up. As such delivery has been set for first completions in year 2, with a slightly lower rate.

STAGE 1: Developer Outcome

Forecasts put back by one year and slightly lower delivery rate.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Amendments made to delivery forecasts.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	20	30	30	30	28	0

Developers history of delivery in Sunderland and/or progress with site to date:

Category A site with full consent, of which Story Homes are delivering 138 units in total across the wider site. Large greenfield site in a very good market area, which is now under construction. The scheme benefits from infrastructure which was put in place as part of the successful HIF bid, the timescales for development are considered appropriate. A land ownership plan is attached at Appendix 13

STAGE 1: Conclusion

Category A site. The site is an allocation in the CSDP and has hybrid planning permission in place. As such a number of units as part of the full consent will be delivered within the five-year period. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received during stage 2 consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No.

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	20	30	30	30	28

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Doxford Park Phase 6						
SHLAA Ref: 504	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 18/00438/FUL			Decision Date 1: 13/06/2019			
Planning Details 1: Application for 100 residential units (C3) and associated access, landscaping and ancillary works. Amended Description and Plans.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 100	Units Complete: 29	Units Under Construction: TBC		Units not started: TBC		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category A site with detailed consent and under construction for development of 100 dwellings. The remaining units have been forecast forward within the five year period. Gentoo has a good track record of site delivery in Sunderland. The Council considers the forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
27	40	26	7	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
Developer confirmed through the initial consultation that the site has yielded 22 completions in 22/23 and the remaining completions are forecast for years 1 and 2 as opposed to years 1-3.						
STAGE 1: Developer Outcome						
Amendment to original forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The developer confirmed that 22 completions had taken place in 22/23. The delivery forecasts based on Gentoo's recent correspondence are taken forward.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
29	40	31	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site, which is part of Gentoo's renewal programme is under construction and follows on from phase 5 (site 505) which is now complete. Gentoo have an excellent track record of delivery within the city.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates and expected overall completion date of 24/25. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
STAGE 2: Consultation Feedback						
A comment was received in relation to this site from Gentoo stating that there have been 35 completions on the site to date, with 65 remaining.						

STAGE 2: Council Response

The most up to date council records indicate 29 completions, due to the lag time with receiving completion data. As such to ensure records are consistent the previous forecasts have been retained, which were previously agreed with the developer.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions prior to 1/4/2023	Completions prior to 1/4/2023	Completions prior to 1/4/2023	Completions prior to 1/4/2023	Completions prior to 1/4/2023	Completions prior to 1/4/2023
29	40	31	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. There is one unit remaining on the site, in accordance with the Council’s completions data. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Site Name: Hylton Skills campus, north Hylton Road						
SHLAA Ref: 563	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 19/01427/FU4			Decision Date 1: 20/02/2020			
Planning Details 1: Demolition of redundant former college buildings and construction of 105 dwellings and associated infrastructure, boundaries and landscaping						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 105	Units Complete: 69	Units Under Construction: 7	Units not started: 29			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category A site with detailed consent for development of 105 dwellings. The Council forecast delivery based on the previous APS. Site subject to Modern Methods of Construction and therefore delivery is expected to be accelerated as a result. The Council considers the forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
60	45	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
Developer's data indicated fewer completions compared to Council data. However, this is owed to different data collecting period. To ensure consistency, Council data is utilised. Overall feedback is that the site will remain for completion in year 1.						
STAGE 1: Developer Outcome						
Agreement with initial forecast, with slight difference in completion data.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
Council records differ from the developer's records slightly, which is normally due to data collection methods and timings. To ensure consistency council records have been taken forward and the units have been deducted form year 1 forecasts. The Council has updated the remaining forecasts to be consistent with the revised trajectory provided by Karbon Homes.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
69	36	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Work on site has started and is well underway with a number of units already complete. The scheme is 100% affordable and part of a Homes England Funding Programme, as such annual completions are agreed with Homes England and the developer via a delivery profile.						
STAGE 1: Conclusion						
The inclusion of this site and it's trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. The site is funded by Homes England grant. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						

STAGE 2: Consultation Feedback

No comments received during stage 2 consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
69	36	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Pheonix Tower Business Park, Castletown Way			
SHLAA Ref: 565	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 14/00292/OUT		Decision Date 1: 02/06/2015	
Planning Details 1: Erection of 140 dwellings with associated access (Amended Drawings received 29.07.2014).			
Planning Status 1: Permitted (Outline)			
Planning Ref 2 (if applicable): 18/00823/REM		Decision Date 2: 31/10/2018	
Planning Details 2: Reserved matters to previously approved outline application 14/00292/OUT - Approval sought for appearance, landscaping, layout and scale (for 118 dwellings). (Amended Description) Following an amendment required to the central part of the development site due to a covenant on part of the site, a full planning application was submitted to alter the layout slightly. This application was submitted in 2019 (19/01834/FUL) and approved May 2020. This change to the central part of the development has resulted in an overall reduction in the site numbers reducing them down to 114 units, a loss of 4.			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 114	Units Complete: 42	Units Under Construction: 54	Units not started: 18
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category A site with detailed consent for the development of 114 dwellings. The forecasts for the remainder of the units follows that of the 2022 APS, following			

consideration of 22/23 completions data. The Council considers the forecasts to be reasonable and deliverable within the five year period.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
41	30	30	13	0	0	0

STAGE 1: Site proforma returned?

No

STAGE 1: Did SCC agree with Delivery Proforma?:

N/A No proforma received

STAGE 1: Developer feedback to initial site forecast consultation

No response was received from the developer, as such a follow up e-mail was sent out. No response was received to this.

STAGE 1: Developer Outcome

No response received. Further contact and information will be sought where possible, through the APS process.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Following the availability of the full 22/23 year completion data, council records indicate 25 completions on the site in 22/23. As the site hasn't progressed as expected over the last two years, the forecasts have been amended and dropped down slightly on an annual basis.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
42	25	25	22	0	0	0

Developers history of delivery in Sunderland and/or progress with site to date:

The site is under construction with 42 unit complete to date. The site is now being delivered by Avant Homes, having previously been delivered by Berkley DeVeer (Berkley

DeVeer have acquired Avant Homes). Total completions for 22/23 were slightly lower than forecast, 25 rather than the expected 30, as such the forecasts for the remaining years have been reduced down to 25/25/22.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction with a total of 42 completions as of 22/23. The remaining units have been reduced slightly to reflect the slower build out. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received during stage 2 consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
42	25	25	22	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Camrex House						
SHLAA Ref: 725	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 18/00825/FUL			Decision Date 1: 09/10/2018			
Planning Details 1: Change of use of vacant building to 50 residential unit.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 50	Units Complete: 47	Units Under Construction: 0	Units not started: 3			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category A site with detailed consent, under construction for the development of 50 dwellings. Forecasts based upon the fact that site is under construction and the majority of units are complete. The Council considers the forecasts to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
47	3	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A No proforma received				
STAGE 1: Developer feedback to initial site forecast consultation						
No response was received to the initial consultation exercise.						
STAGE 1: Developer Outcome						
No response received. Further contact and information will be sought where possible through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The Council has taken forward the original projections.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
47	3	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The development has commenced on site and 47 completions have been undertaken as of 22/23.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site is under construction and yielding completions, with the outstanding units forecast for year 1. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
STAGE 2: Consultation Feedback						
No comments received during stage 2 consultation.						
STAGE 2: Council Response						
N/A						

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
47	3	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: 12-13 Toward Road						
SHLAA Ref: 728	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 18/01450/PCJ			Decision Date 1: 26/10/2018			
Planning Details 1: 18/01450/PCJ - Prior Approval for change of use from offices to 12 residential apartments. Amended Description - Approved 26/10/2018.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 12	Units Complete: 0		Units Under Construction: 0		Units not started: 12	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category A site with detailed consent for change of use from offices to residential apartments. Site is under construction with 12 units commenced. As the units are under construction the assumption was that completions would have been finalised in 22/23, however no completion data has been received. As such the site is forecast to complete 23/24, which is within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	12	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A No proforma received				
STAGE 1: Developer feedback to initial site forecast consultation						
No response was received from the developer as part of the initial consultation.						
STAGE 1: Developer Outcome						
No response received. Further contact and information will be sought where possible, through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The Council have undertaken a site visit to the property. It is clear from site that works have started and are ongoing and as such completions have been forecast for 23/24.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	12	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Work has commenced onsite, however, no completion data received to date.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site is under construction and has been included within year 1 for completion. No response from developer, however no evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
STAGE 2: Consultation Feedback						
No comments received during stage 2 consultation.						
STAGE 2: Council Response						
N/A						

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	12	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: The Inn Place, Knollside Close			
SHLAA Ref: 733	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 18/00749/FUL		Decision Date 1: 07/10/2019	
Planning Details 1: Demolition of existing public house and erection of 19 dwellings with associated parking and landscaping.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 20/00165/VAR		Decision Date 2: 26/03/2021	
Planning Details 2: Variation of approved plans, reference 18/00749/FUL (Demolition of existing public house and erection of 19 dwellings with associated parking and landscaping).			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 19	Units Complete: 18	Units Under Construction: 1	Units not started: 0
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category A site with detailed consent for the development of 19 dwellings. As the majority of units were delivered in the 22/23 period, the outstanding unit is expected to be completed in 23/24. The Council considers the forecast to be reasonable and deliverable within the five year period.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
18	1	0	0	0	0	0
STAGE 1: Site proforma returned?			STAGE 1: Did SCC agree with Delivery Proforma?:			
No			N/A			
STAGE 1: Developer feedback to initial site forecast consultation						
No response was received as part of the initial consultation exercise, as such the completions remain in line with the SHLAA methodology for 23/24 (year 1).						
STAGE 1: Developer Outcome						
No response received. Further contact and information will be sought where possible through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
N/A						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
18	1	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The scheme started summer 2021, with final completions programmed for 23/24.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
STAGE 2: Consultation Feedback						
No comments received during stage 2 consultation.						

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
18	1	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: 1 Roker Terrace and Side House, St Georges Terrace			
SHLAA Ref: 735	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 18/01108/FUL		Decision Date 1: 13/09/2019	
Planning Details 1: Conversion of properties into 7 no. residential flats; including one dormer window and roof light to the southern elevation, one dormer window to the northern and western elevation and the construction of a three-storey extension to the northern elevation (as amended).			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 5 (previously in for 7 units)	Units Complete: 0	Units Under Construction: 0	Units not started: 5
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category A site with detailed consent for the development of 7 flats (6 net). Completion of the scheme was anticipated for 22/23, however no completion data received. Completion forecasts based upon previous APS which the Council consider to be reasonable and deliverable within the five year period.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	6	0	0	0	0	0
STAGE 1: Site proforma returned? No			STAGE 1: Did SCC agree with Delivery Proforma?: N/A			
STAGE 1: Developer feedback to initial site forecast consultation No proforma received.						
STAGE 1: Developer Outcome No proforma received, site under construction as such remaining units forecast for year 1.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: N/A						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	6	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: The building which was previously one dwelling (resulting in 6 net dwellings) is in a dilapidated condition and the owner was in negotiations with a developer to undertake the works. Following a site visit the site is under construction and part of the work looks to be complete, however these units will remain outstanding until completion data is received. The site is in a good market area and once converted is expected to be desirable.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent and is in a good market area and appears to have started onsite. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						

STAGE 2: Consultation Feedback

A comment was received in relation to this site from Barratt David Wilson stating that the site has been delivered and is now complete.

STAGE 2: Council Response

A site visit from officers in June 2023 confirmed that there are no completions on the site, as the site is still under construction. This is line with Council completions data which show no completions to date. Therefore, the 6 units are expected to be delivered in year 1.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	6	0	0	0	0	0

Final APS Conclusion

Following additional information provided to BDW by the Council following the site visit, the inclusion of this site and its trajectory is no longer disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Site Name: Land at Keighley Avenue						
SHLAA Ref: 745	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 20/01181/FUL			Decision Date 1: 20/11/2020			
Planning Details 1: Erection of 41no.residential dwellings with associated access and landscaping.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 41	Units Complete: 0	Units Under Construction: 32	Units not started: 9			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Site has full planning permission in place for 41 dwellings, and as such is a category A site. In line with the previous APS completion forecasts have been set within years 1 and 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	13	28	0	0	0	0
STAGE 1: Site proforma returned?			STAGE 1: Did SCC agree with Delivery Proforma?:			

Yes				Yes		
STAGE 1: Developer feedback to initial site forecast consultation						
A response was received to the initial consultation from the developer who confirmed that works have now started on site. As such completions are forecast for year 1 as opposed to years 1 and 2 as previously expected.						
STAGE 1: Developer Outcome						
Forecasts revised.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The developer's revised forecast are considered deliverable and as such have been taken forward.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	41	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Site has full planning permission in place and under construction. Gentoo have a very good track record of housing delivery within the city and as such it is expected that the site will be complete within the anticipated timescales.						
STAGE 1: Conclusion						
Site has full planning permission in place for 41 units, the scheme forecasts are in line with the developers forecast and the site is now under construction. It is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period.						
STAGE 2: Consultation Feedback						
The developer confirmed the trajectory.						
STAGE 2: Council Response						
N/A						

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	41	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Former Adey Gardens Care Home						
SHLAA Ref: 761	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A			A/B Sub Category: Detailed consent	
Planning Ref 1: 17/01444/SUB			Decision Date 1: 15/06/2018			
Planning Details 1: Demolition of vacant care home and erection of 23no. dwellings with associated works.						
Planning Status 1: Permitted – Under Construction						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 23		Units Complete: 20		Units Under Construction: 3		Units not started: 0
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): The scheme was due for full build out in 22/23, however not all units have been reported as complete, as such the remaining units have been forecast for completion in 2023/24.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
17	6	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A				
STAGE 1: Developer feedback to initial site forecast consultation						
N/A No proforma received.						
STAGE 1: Developer Outcome						
N/A No proforma received.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
Following the receipt of further completion data for the 22/23 period, records indicate 20 units have been complete. As such the forecast detail has been amended to reflect this.						
No response received from the developer. Further contact and information will be sought where possible through the APS process.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
20	3	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site has full planning permission in place which is under construction and as such is a category A site. Works have started on site with 20 units complete and the remaining 3 currently under construction.						
STAGE 1: Conclusion						
Site has full planning permission in place for 23 units, works on site have commenced with 20 units complete and 3 under construction. As such it is considered that all of the units will be delivered within the five-year period.						
STAGE 2: Consultation Feedback						

No comments received during stage 2 consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
20	3	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Quarry House Lane, East Rainton						
SHLAA Ref: 421	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 16/01541/FUL			Decision Date 1: 02/02/2018			
Planning Details 1: Development of 33 detached residential properties with associated access and infrastructure works.						
Planning Status 1: Permitted - Under Construction						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 33	Units Complete: 2	Units Under Construction: 0	Units not started: 31			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): The site forecasts have been based upon the previous APS, with remaining units set out for completion in years 1 and 2.						
STAGE 1: SCC Initial Site Forecasts						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
1	20	12	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A				
STAGE 1: Developer feedback to initial site forecast consultation						
No response was received as part of the initial consultation exercise, as such the completions remain in line with the original forecast.						
STAGE 1: Developer Outcome						
No response received. Further contact and information will be sought where possible through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
N/A						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
2	20	11	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site has full planning consent in place and is under construction. 2 units have been complete to date, and a number of units are under construction.						
STAGE 1: Conclusion						
Site has full planning permission in place for 33 units, works on site are ongoing and a number of units are currently under construction, with 2 completions recorded in 22/23. Further completions are expected in years 1 and 2. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period.						
STAGE 2: Consultation Feedback						
No comments received during stage 2 consultation.						
STAGE 2: Council Response						

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
2	20	11	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Former Site Of Coutts And Findlater Ltd Hudson Road						
SHLAA Ref: 66	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 21/02550/FUL			Decision Date 1:			
Planning Details 1: Erection of 16 No. x 1 bed bungalows for older people.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 16	Units Complete: 0	Units Under Construction: 0	Units not started: 16			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): The site has a full planning permission in place with the S106 agreement being signed in November 2022. As such, completions have been forecast for year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	16	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No response was received as part of the initial consultation exercise, as such the original forecast remains.		No response received. Further contact and information will be sought where possible through the APS process.				
STAGE 1: Developer feedback to initial site forecast consultation						
N/A						
STAGE 1: Developer Outcome						
N/A						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
Contact will be made with the developer/agent regarding the site forecasts as part of the STAGE 2 consultation.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	16	0	0	0	0
Developers history						
The site has a full planning permission, which was approved by planning committee. Completions are forecast for year 2, having considered the developer's track record of delivery within the city.						
STAGE 1: Conclusion						
A category A site, which has a planning application approved by planning. Completions have been forecast for year 2 as the developer has a good track record of delivery once planning permission is issued. As such all units are expected to be complete within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received during stage 2 consultation.						

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	16	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Land North of Burdon Lane c1-c3			
SHLAA Ref: 477c1-c3	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 18/00640/FUL		Decision Date 1: 14/01/22	
Planning Details 1: 60 dwellings with access from Burdon Road and associated open space, landscaping, infrastructure and earthworks.			
Planning Status 1: Approved			
Planning Ref 2 : 19/01497/HY4		Decision Date 2: 14/01/22	
Planning Details 2: Hybrid Planning Application - Full Planning permission for 532 residential dwellings (Use Class C3) with associated infrastructure and landscaping: Outline planning permission (all matters reserved except access) to erect up to 358 residential dwellings (Use Class C3), a neighbourhood centre (comprising 2.9 hectares of development including 1.5 form entry school and uses from within use classes A1,A3,A4, D1, and D2), associated infrastructure and landscaping. (Amended Description dated 27.11.20).			
Planning Status 2: Approved			
Funding information: Sunderland City Council in partnership with Durham County Council submitted a funding bid to Ministry of Housing Communities and Local Government (MHCLG) in March 2019 as part of the Housing Infrastructure Fund (HIF). The HIF seeks to deliver new physical infrastructure to support new and existing communities; to make more land available for housing in high demand areas; to support ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply; and allow local authorities to recycle the funding for other infrastructure projects, achieving more and delivering new homes in the future. The joint bid for £25.4 million sought to secure money towards new roads and infrastructure to support housing growth in the South Sunderland Growth Area (SSGA), with some additional housing in Durham, unlocking approximately 4066 homes across the			

two Local Authority areas (3,636 homes in Sunderland). The full funding award of £25.4m was approved as part of the Chancellor's budget announcements in April 2020 and has a spend date of March 2024 which is within the five year land supply timescales. This site forms part of the SSGA and will benefit from the HIF. With regards to the schemes related to HIF, the following update infrastructure improvements have been identified:-

School extensions/refurbishments - Two school extensions, providing a total of 210 new primary school places, were delivered at Benedict Biscop Primary Academy and St Pauls CE Primary School for September 2021. One further extension is planned to provide SEND (Special Education Needs and Disability) provision at a local primary school. This is currently projected to be complete for September 2024. The Council is also investing in the rebuild of Farrington Community Academy, with planning permission approved January 2023 and works anticipated to start on site in May 2023. This will provide further 150 secondary places to the SSGA.

New SEND School - A new SEND school, to replace the existing Sunningdale School and provide additional capacity, has now been constructed and is in operation.

Ryhope Doxford Link Road (RDLR) - The majority the Ryhope Doxford Link Road is now fully constructed and in operation. One small section remains to be delivered, which is to be constructed as part of Land North of Burdon Lane development. It is anticipated that this remaining section will be complete by Autumn/Winter 2023.

The RDLR provides a strategic east to west road corridor connection; and will greatly reduce the volume of traffic from SSGA related developments and alleviate impact on the Seaton Lane junction within Durham.

Seaham Road improvement scheme (Neighbouring County Durham) - A longer term highways scheme to address traffic growth in Seaham, County Durham has been funded through the HIF which will help alleviate traffic from SSGA but is not a planning requirement to be in place for developing the Sunderland housing schemes. The initial landscape site strip has been completed and the civils works commenced late 2022, with the scheme complete by January 2024.

In addition to HIF funding, funding has also been secured by Sunderland Council through the Growth and Housing Fund with the support of Highways England for the A19/A690 Durham Road Junction Improvement. This scheme involves improvements to two arms of the A19/A690 junction to increase capacity to address traffic growth from SSGA developments but also additional trips generated by other development south of the River Wear. The improvements to the two arms started on site in July/August 2019 and are now complete.

S106 Contributions and delivery - It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for the 4 sites.

It is also worth noting that the infrastructure identified above is only required to deliver the full SSGA allocation of approximately 3,000 dwellings across the 4 sites. Early phases of all sites are possible prior to the completion of the infrastructure works.

Site Capacity: 218	Units Complete: 0	Units Under Construction: TBC	Units not started: 218
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STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023- prior to full end of year completion data being available):

Category A site with full planning permission in place. Initial forecasts only took into account the site which is the subject of the full consent for 60 units, of which were aligned to the delivery assumption within the SHLAA methodology, and in line with the 2022 APS, with units completing within years 1 and 2.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	30	0	0	0	0

STAGE 1: Site proforma returned? Yes	STAGE 1: Did SCC agree with Delivery Proforma?: Yes
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STAGE 1: Developer feedback to initial site forecast consultation

The developer confirmed that the proposed forecast takes into account a reduced delivery rate of 0.3 dwellings per week, this is based on reduced sales rate due to ongoing economic uncertainty. The ‘mini budget’ announcement last year, and rising mortgage interest rates have combined to create a noticed reduction in the sales rate. This has been factored into our delivery rates as mortgage interest rates remain high, relative to their previous lows at the time of the last APS, and resultantly the projected delivery rate has been reduced.

The developer will be delivering other parcels of land within the larger Land North of Burdon Lane site and as such have set out forecasts for their total unit numbers, 218.

STAGE 1: Developer Outcome

Forecasting amended to take account of the developers feedback and other land parcels within the wider site.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Forecasts amended in line with developer response.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	16	16	24	24	30	108

Developers history of delivery in Sunderland and/or progress with site to date:

The site forms part of the larger Land North of Burdon Lane development site, of which the developer is delivering a number of parcels of land, totalling 218 units. The first parcel of land that the developer is bringing forward for 60 units is under construction, all 60 units will be complete within the five-year period, with further units (50) from the full element of the hybrid approval also forecast to be delivered within the five-year period. A land ownership plan is attached at Appendix 13

STAGE 1: Conclusion

A category A site, which is being delivered by Barratt/David Wilson Homes. First phase of this developers land parcels is under construction. A greenfield site within a good market area as such it is anticipated that units will be delivered within the five-year period.

STAGE 2: Consultation Feedback

No comments received during stage 2 consultation.

STAGE 2: Council Response


N/A

STAGE 3: Disputed site?

No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	16	16	24	24	30	108
<p>Final APS Conclusion</p> <p>The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.</p>						

Site Name: Burdon Lane			
SHLAA Ref: 477d	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 21/01544/FU4		Decision Date 1: 23/02/22	
Planning Details 1: Erection of 60. No dwellings with access, landscaping, SuDS, SANGS and associated infrastructure on land at Burdon Lane, Ryhope.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: Sunderland City Council in partnership with Durham County Council submitted a funding bid to Ministry of Housing Communities and Local Government (MHCLG) in March 2019 as part of the Housing Infrastructure Fund (HIF). The HIF seeks to deliver new physical infrastructure to support new and existing communities; to make more land available for housing in high demand areas; to support ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply; and allow local authorities to recycle the funding for other infrastructure projects, achieving more and delivering new homes in the future. The joint bid for £25.4 million sought to secure money towards new roads and infrastructure to support housing growth in the South Sunderland Growth Area (SSGA), with some additional housing in Durham, unlocking approximately 4066 homes across the two Local Authority areas (3,636 homes in Sunderland). The full funding award of £25.4m was approved as part of the Chancellor's budget announcements in April 2020 and has a spend date of March 2024 which is within the five year land supply timescales. This site forms part of the SSGA and will benefit from the HIF. With regards to the schemes related to HIF, the following update infrastructure improvements have been identified:-			

School extensions/refurbishments- Two school extensions, providing a total of 210 new primary school places, were delivered at Benedict Biscop Primary Academy and St Pauls CE Primary School for September 2021. One further extension is planned to provide SEND (Special Education Needs and Disability) provision at a local primary school. This is currently projected to be complete for September 2024. The Council is also investing in the rebuild of Farringdon Community Academy, with planning permission approved January 2023 and works anticipated to start on site in May 2023. This will provide further 150 secondary places to the SSGA.

New SEND School - A new SEND school, to replace the existing Sunningdale School and provide additional capacity, has now been constructed and is in operation.

Ryhope Doxford Link Road (RDLR) - The majority the Ryhope Doxford Link Road is now fully constructed and in operation. One small section remains to be delivered, which is to be constructed as part of Land North of Burdon Lane development. It is anticipated that this remaining section will be complete by Autumn/Winter 2023.

The RDLR provides a strategic east to west road corridor connection; and will greatly reduce the volume of traffic from SSGA related developments and alleviate impact on the Seaton Lane junction within Durham.

Seaham Road improvement scheme (Neighbouring County Durham) - A longer term highways scheme to address traffic growth in Seaham, County Durham has been funded through the HIF which will help alleviate traffic from SSGA but is not a planning requirement to be in place for developing the Sunderland housing schemes. The initial landscape site strip has been completed and the civils works commenced late 2022, with the scheme complete by January 2024.

In addition to HIF funding, funding has also been secured by Sunderland Council through the Growth and Housing Fund with the support of Highways England for the A19/A690 Durham Road Junction Improvement. This scheme involves improvements to two arms of the A19/A690 junction to increase capacity to address traffic growth from SSGA developments but also additional trips generated by other development south of the River Wear. The improvements to the two arms started on site in July/August 2019 and are now complete.


S106 Contributions and delivery - It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for the 4 sites.

It is also worth noting that the infrastructure identified above is only required to deliver the full SSGA allocation of approximately 3,000 dwellings across the 4 sites. Early phases of all sites are possible prior to the completion of the infrastructure works.

Site Capacity: 60		Units Complete: 0		Units Under Construction: 52		Units not started: 8
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available):						
Category A site with full planning permission in place. Forecasts have been aligned to the delivery assumption within the SHLAA methodology, with units completing within year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	30	0	0	0
STAGE 1: Site proforma returned? Yes				STAGE 1: Did SCC agree with Delivery Proforma?: Yes		
STAGE 1: Developer feedback to initial site forecast consultation						
Bellway completed on the site in December 2021, and are now the sole owner of the site; there are no ownership issues affecting the current delivery. Construction began on site clearance and roads and sewers in Spring 2022. The majority of the site infrastructure of drainage has now been installed and the first units almost built. It is expected that first occupations will take place in summer 2023. Whilst issues with the supply chain still remain, affecting materials and labour supply, it is expected that the above delivery rates can be achieved. The site is actively being marketed by Bellway Homes, with the presence of an onsite show home and sales area complete in the coming weeks.						
STAGE 1: Developer Outcome						
Forecasts revised with completions expected in year 1.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
Forecasts will be amended in line with the developer’s forecasts.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						


Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	20	36	4	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
<p>The site forms part of the larger Land North of Burdon Lane development site. This parcel which is being delivered by Bellway Homes has been subject to a separate planning application and as such has been referenced accordingly. The site has full planning consent in place and the site is under construction with first completions expected in 23/24, with all units complete within the five-year period.</p>						
STAGE 1: Conclusion						
<p>A category A site, which is being delivered by Bellway Homes. A greenfield site within a good market area as such it is anticipated that all 60 units will be delivered within the five-year period.</p>						
STAGE 2: Consultation Feedback						
<p>A comment was received in relation to this site from Barratt David Wilson stating that the site has been delivered and is now complete. However, it was made clear that they had mistakenly labelled their comments related to site 356 under the SHLAA reference for this site, 477d.</p>						
STAGE 2: Council Response						
<p>Clarification provided to BDW regarding the site. This site and the trajectory are no longer disputed.</p>						
STAGE 3: Disputed site?						
No						
Final Forecast						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	20	36	4	0	0	0
Final APS Conclusion						

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Site Name: Former Carley Hill School			
SHLAA Ref: 104	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A	A/B Sub Category: Full planning consent
Planning Ref 1: 21/02679/FU4		Decision Date 1: 07/07/2022	
Planning Details 1: Erection of 115 residential dwellings,			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 115	Units Complete: 0	Units Under Construction: 0	Units not started: 115
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Full planning application for 115 dwellings approved at Planning Committee March 2022 and S106 has been completed. Developer is Gentoo who have a good track record of delivery within the city, as such the initial forecasts are for completions from year 2 onwards.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	25	30	30	30	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Developer agreed with completions commencing in year 2, however condensed completions to take place in larger numbers in years 2 and 3. Slight amendments to the forecasts.						
STAGE 1: Developer Outcome Amendments to the forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Forecasts amended to reflect developer feedback.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	73	42	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: The site has a full planning application approved. The developer Gentoo has a very good track record of housing delivery within the city.						
STAGE 1: Conclusion A category A site which has a full planning consent in place. The developer, Gentoo has a very good track record of housing delivery within the city, as such forecasts has been forecast for year 2 and 3 and are expected to build out within the five-year period.						
STAGE 2: Consultation Feedback						

The developer confirmed the trajectory.						
STAGE 2: Council Response						
N/A						
STAGE 3: Disputed site?						
No						
Final Forecast						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	73	42	0	0	0
Final APS Conclusion						
The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.						

Site Name: Amberley and Harrogate Street			
SHLAA Ref: 163	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: B	A/B Sub Category: Brownfield Register Full planning application pending
Planning Ref 1: 22/00970/FU4		Decision Date 1:	
Planning Details 1: Erection of 103 no. affordable dwellings with associated access, landscaping and infrastructure			
Planning Status 1: Application pending			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 103	Units Complete: 0	Units Under Construction: 0	Units not started: 103
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category B site, which is within the Brownfield Register. Site was included with the draft Allocations and Designations Plan and it is being progressed by the land owners, with a planning approval expected in Summer 2023. The forecasts have been set in line with the SHLAA methodology, with completions expected at from year 3.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	20	43	40	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded setting out that a planning decision is expected over the next few months. All land has been acquired and they are awaiting services to disconnect so works can start on the site following planning approval.						
STAGE 1: Developer Outcome Forecasts amended following developer's response, as such all completions are expected to be delivered within the 5 year period.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Completions have been brought forward in line with developers forecasts.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	12	48	43	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Category B site which is being progressed by the owners. A planning application is currently pending consideration, with approval expected summer 2023. In line with up to date developer feedback, completions are forecast for year 2.						
STAGE 1: Conclusion A category B site, which has a full planning application pending and approval expected summer 2023. Completions forecast for year 2 following feedback from developer.						

STAGE 2: Consultation Feedback

A comment was received in relation to this site from Barratt David Wilson.

“Application pending – planning approval Summer 2023. To deliver 12 houses in FY24/25 they would need to be on site now”

STAGE 2: Council Response

The agent for the site provided additional information to justify inclusion of this site in the APS. They note that the PPG does state that a site on the Brownfield Register (which this site is), can be included in an LPA’s 5YHLS with evidence. With regards to updates on the planning application (22/00970), they note that the applicant is currently making amendments. The applicant expects all dwellings to be delivered over the 5 year period, with Thirteen Group in the process of securing a contractor to build out the scheme. The aim is for a start on site by 31 March 2024, in accordance with Homes England funding requirements.

The Applicant is making some amends to the current planning application (ref. 22/00970/FU4) which is currently in the determination period following submission in May 2022. As a result of the changes, the scheme proposes to deliver 97 units now with the amended delivery schedule set out below. All 97 residential dwellings will be delivered over the 5 year period, with Thirteen Group in the process of securing a contractor to build out the scheme. The Applicant is aiming to start on site by 31 March 2024 due to Homes England funding requirements. Part of the updated comments for this scheme is that the total units will fall from 103 to 97 units, and the Council have updated their forecasts accordingly.

STAGE 3: Disputed site?

Yes. The site is disputed by Barratt David Wilson.

Final Forecast


Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	11	49	37	0	0

Final APS Conclusion

Barratt David Wilson dispute the inclusion of the site in the Council’s APS/5YHLS, as their interpretation is that the developer would need to be on site now in order to deliver housing in 2024/25.

The site is being developed by Thirteen Group. Thirteen Group have provided an update that the current planning application has been amended to 97 units and that they are in the process of securing a contractor to build out the scheme. The site has Homes England funding which requires a start on site by 31 March 2024.

Thirteen Group have confirmed delivery of the site as follows: Yr2 – 11 units, Yr3 – 49 units, and Yr4 – 37 units. Given the grant funding conditions attached to the site, the projections would appear reasonable. It is therefore proposed that the APS is updated to reflect the revised dwelling total and the updated delivery schedule provided, but that all units remain within the five year housing land supply.

Site Name: Cragdale Gardens						
SHLAA Ref: 440	Monitoring Delivery Sub Area: Coalfields	NPPF Annex 2 Category: A		A/B Sub Category: Detailed Consent		
Planning Ref 1: 21/00011/REF			Decision Date 1: 28/01/2022			
Planning Details 1: Erection of 86 residential dwellings						
Planning Status 1: Appeal allowed						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 86		Units Complete: 0		Units Under Construction: 30		Units not started: 56
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): The site has full planning permission in place which was granted through an appeal. Completions have been forecast in line with the SHLAA methodology for year 2 at 30 units a year.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	30	26	0	0
STAGE 1: Site proforma returned?			STAGE 1: Did SCC agree with Delivery Proforma?:			

Yes				Yes		
STAGE 1: Developer feedback to initial site forecast consultation						
Developer agreed with forecasts that completions would start in year 2, however completions were condensed to years 2/3 as opposed to 2-4.						
STAGE 1: Developer Outcome						
Completions to be amended slightly, overall agreement with completions commencing in year 2.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The forecasts have been amended slightly to reflect developer feedback.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	56	30	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site has full planning permission in place following the outcome of a planning appeal decision in January 2022. The developer, Gentoo has a very good track record of housing delivery within the city and as such it is anticipated that the development will be built out during the next five years.						
STAGE 1: Conclusion						
A category A site which has a full planning consent in place. The developer, Gentoo has a very good track record of starting on site once permission granted, as such forecasts has been included at year 2 and are expected to build out within the five-year period.						
STAGE 2: Consultation Feedback						
The developer confirmed the trajectory.						
STAGE 2: Council Response						
N/A						

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	56	30	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Penshaw House						
SHLAA Ref: 448	Monitoring Delivery Sub Area:	NPPF Annex 2 Category: A	A/B Sub Category: Detailed Consent			
Planning Ref 1: 21/01969/FU4			Decision Date 1: 31/03/22			
Planning Details 1: Construction of three storey building to provide 72 apartments, including parking and turning space and restoration of walled garden						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 72	Units Complete: 0	Units Under Construction: 0	Units not started: 72			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category A site that was granted planning consent March 2022. The forecasts have been set out in line with the SHLAA methodology, however due to the scheme being an apartment block all completions have been forecast for year 2, in line with the 2022 APS.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	72	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A				
STAGE 1: Developer feedback to initial site forecast consultation						
N/A						
STAGE 1: Developer Outcome						
N/A						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
Further contact will be made with the developer/agent regarding the site forecasts as part of the Stage 2 consultation.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	72	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Full planning permission in place for 72 apartments. All units are expected to be complete within year 2.						
STAGE 1: Conclusion						
A category A site, which has been forecast for completion in year 2 in line with the SHLAA methodology and reflecting the apartment scheme where all completions normally complete at the same time, as such all units are expected to be complete within the five-year period.						
STAGE 2: Consultation Feedback						
Through the consultation process, Nexus provided comments in support of development on this site, owing to its close proximity to public transport provision.						
STAGE 2: Council Response						
N/A						

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	72	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Land To The North Of Stone Cellar Road						
SHLAA Ref: 567	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: B	A/B Sub Category: Allocated Site Full Planning application pending			
Planning Ref 1: 22/00137/FU4			Decision Date 1:			
Planning Details 1: Erection of 49 dwellings with associated vehicle access and landscaping						
Planning Status 1: Application pending						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 49	Units Complete: 0	Units Under Construction: 0	Units not started: 49			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): A category B site allocated through the Core Strategy and Development Plan, with a full planning application pending. The forecasts have been set in line with the SHLAA methodology and as such first completions expected in year 3.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

0	0	0	30	19	0	0
STAGE 1: Site proforma returned?			STAGE 1: Did SCC agree with Delivery Proforma?:			
Yes			Yes			
STAGE 1: Developer feedback to initial site forecast consultation						
The developer confirmed that a start on site is programmed for January 2024, with first completions in year 2.						
STAGE 1: Developer Outcome						
Completions brought forward.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The forecasts have been revised based upon the developers response.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	20	29	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site is being delivered by Taylor Wimpey who have a good track record of housing delivery within the city. The site is a greenfield allocated housing site in a very good market location. It is considered that the site will be complete within the five-year period.						
STAGE 1: Conclusion						
Category B site, which has a full planning application pending and just awaiting the signing of the Section 106 Agreement, which is anticipated June/July 2023. The developer anticipates first completions in year 2 and has a good track record of housing delivery within the city. As such all units are forecast to be complete within the five-year period.						
STAGE 2: Consultation Feedback						
A comment was received in relation to this site from Barratt David Wilson						

“The Council have stated on the pro-forma that the planning application is approved, awaiting signing of the S106. We have checked the Planning Portal and this is not correct. There are outstanding LLFA comments. To deliver 20 houses in FY24/5 they would need to have started on site.”

STAGE 2: Council Response

The draft APS indicates that the site is Category B as it is an allocated site with a planning application pending. The trajectory is consistent with that provided by the developer (Taylor Wimpey) as part of the Stage 1 consultation which anticipated planning consent being granted in June/July 2023. However, it is acknowledged that the site is not yet consented, although likely to be taken to committee soon. Given that achieving planning consent may have moved back slightly, it is proposed that the trajectory is revised to move back completions to Years 3 and 4 of the five year land supply.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	20	29	0	0

Final APS Conclusion

The site is subject to a full planning application and is expected to receive consent shortly. The site is being delivered by Taylor Wimpey who have signed the intention to deliver units in years 2 and 3. Due to slight delays in determining the application, the trajectory has been moved back a year, with completions forecast for years 3 and 4. Following these adjustments. the inclusion of this site in the APS is no longer disputed by BDW.

Site Name: Land South of Redburn Row						
SHLAA Ref: 654	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 21/00483/FUL			Decision Date 1: 03/12/21			
Planning Details 1: Development of 45 dwellings with associated car parking, landscaping and infrastructure.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 45		Units Complete: 1		Units Under Construction: 0		Units not started: 44
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): The site commenced in 22/23 and delivered its first completion. Therefore, the remaining dwellings are expected to be delivered in years 1 and 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
1	20	24	0	0	0	0
STAGE 1: Site proforma returned?			STAGE 1: Did SCC agree with Delivery Proforma? Yes			

Yes						
STAGE 1: Developer feedback to initial site forecast consultation						
The developer confirmed that the scheme has 33 units complete and the remaining units will be delivered in year 1.						
STAGE 1: Developer Outcome						
Revised forecasts submitted. Completion data from the developer indicated 33 completions and the Council recorded 1 completion in 22/23. This seems to be down to data collection periods and the developer's data being end of April 2023, whereas the Council's data is up until end of March 2023. For consistency, Council data has been used at this stage.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The forecasts have been considered to take on board the developer's response, whilst considering the discrepancies in completions data. As such all units have been forecast for year 1 on the basis the developer confirmed 33 units complete and site to be fully complete in June 2023.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
1	44	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
A category A site which is under construction and forecast to deliver all units within year 1.						
STAGE 1: Conclusion						
Category A site which is under construction with all units forecast to deliver within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received during stage 2 consultation.						
STAGE 2: Council Response						

N/A

STAGE 3: Disputed site?


No.

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
1	44	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Civic Centre						
SHLAA Ref: 731	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: A	A/B Sub Category: Detailed Consent			
Planning Ref 1: 21/02938/FD4		Decision Date 1: 19/04/2022				
Planning Details 1: Demolition of Civic Centre, car park and associated buildings and structures, including footbridge across Burdon Road, and the redevelopment of the site for up to 265 residential dwellings/apartments with associated vehicular and pedestrian accesses, parking, landscaping, infrastructure and engineering works and the removal of, and works to, various trees.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 265	Units Complete: 0	Units Under Construction: 69	Units not started: 196			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023- prior to full end of year completion data being available): Category A site which gained full planning permission in April 22, as such the completion forecast have been set out in line with the SHLAA methodology for commencing in year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	15	30	30	30	160

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
Agreement with original forecasts.						
STAGE 1: Developer Outcome						
No change required.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
N/A						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	15	30	30	30	160
Developers history of delivery in Sunderland and/or progress with site to date:						
The scheme which has full planning permission in place is being delivered by Vistry. The demolition of the old civic centre is well underway. It is the intention of the developer to bring forward development on the Cowan Terrace car site (Block D) independently of the demolition programme and this is a cleared site which can be brought forward quickly and separately to the wider site. It is anticipated that delivery of a number of units will be within the five-year period.						
STAGE 1: Conclusion						
Category A site with full planning permission. Brownfield regeneration site within the City Centre. Works on site have started with demolition of the building well underway. First completions forecast for year 2, with a number of units delivering within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received during stage 2 consultation.						

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	15	30	30	30	160


Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units included within the 5YHLS will not be successful in the five year period. This is not a disputed site.

Site Name: Durham Bed Centre, 21-22 Blandford Street						
SHLAA Ref: 762	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 21/01173/FUL			Decision Date 1: 26/10/21			
Planning Details 1: Change of use and conversion to 5 self-contained apartments.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 5	Units Complete: 0	Units Under Construction: 0	Units not started: 5			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available): Category A site with full planning permission in place. Forecasts have been based on the 2022 APS, with units completing within year 1.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	5	0	0	0	0	0
STAGE 1: Site proforma returned? No			STAGE 1: Did SCC agree with Delivery Proforma?:			

N/A						
STAGE 1: Developer feedback to initial site forecast consultation						
No response was received as part of the initial consultation exercise, as such the completions remain in line with the original forecast.						
STAGE 1: Developer Outcome						
No response received. Further contact and information will be sought where possible through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
N/A						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	5	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Category A site, with full planning permission in place to convert the upper floors of a retail unit to residential. The agent confirmed in the 2022 APS that the developer was starting the works in 2022. Further contact will be attempted during the consultation and a site visit will be undertaken to establish the status of the site's delivery.						
STAGE 1: Conclusion						
Category A site. All units are expected to be delivered within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received during stage 2 consultation.						
STAGE 2: Council Response						
N/A						
STAGE 3: Disputed site?						
No						

Final Forecast						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	5	0	0	0	0	0
Final APS Conclusion						
<p>The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.</p>						

Site Name: Ivy Leaf Club						
SHLAA Ref: 763	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 20/01026/FUL			Decision Date 1: 09/07/21			
Planning Details 1: Change of use from social club to 13 apartments; including rendering the exterior walls and new windows to side and rear elevation.						
Planning Status 1: approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 13	Units Complete: 0		Units Under Construction: 0		Units not started: 13	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category A site with full planning permission in place. Forecasts have been aligned with the 2022 APS, with units completing within year 1.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	13	0	0	0	0	0
STAGE 1: Site proforma returned?			STAGE 1: Did SCC agree with Delivery Proforma?: No proforma received			


No						
STAGE 1: Developer feedback to initial site forecast consultation						
N/A						
STAGE 1: Developer Outcome						
N/A						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
No response received. Further contact and information will be sought where possible through the APS process. A site visit will be undertaken to determine if works have started on site. The completions have been moved back to year 2 to reflect this.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	13	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site has full planning permission in place for the conversion of a former pub to 13 apartments, work was anticipated to start on site in 2022, with completions in 23/24, however as it is unknown if works have started forecasts have been moved back by one year to reflect this position.						
STAGE 1: Conclusion						
A category A site, which has completions forecast for year 2. All units are expected to be complete within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received during stage 2 consultation.						
STAGE 2: Council Response						
N/A						
STAGE 3: Disputed site?						
No						

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	13	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: The Old School Building						
SHLAA Ref: 764	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 20/02026/LP3			Decision Date 1: 01/09/21			
Planning Details 1: Refurbishment and extension of disused school building to form 15no. residential accommodation units with support.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 15	Units Complete: 0		Units Under Construction: 0		Units not started: 15	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category A site with full planning permission in place. Forecasts have been aligned with the 2022 APS, with units completing within year 1.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	15	0	0	0	0	0
STAGE 1: Site proforma returned?			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			

Teams call						
STAGE 1: Developer feedback to initial site forecast consultation						
Works started on site in March 2022 and all units are programmed for completion June/July 2023.						
STAGE 1: Developer Outcome						
No change to forecasts.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
N/A						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	15	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Category A site and works have started on site. It is anticipated that all units will be complete within year 1.						
STAGE 1: Conclusion						
Category A site with works started March 2022, the developer has confirmed that all units are programmed for completion summer 2023, as such the site will deliver within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received during stage 2 consultation.						
STAGE 2: Council Response						
N/A						
STAGE 3: Disputed site?						
No						


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Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	15	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: 55 John Street						
SHLAA Ref: 766	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: A	A/B Sub Category: Detailed Consent			
Planning Ref 1: 21/01651/FUL			Decision Date 1: 25/03/2022			
Planning Details 1: Conversion from bar/restaurant to 5 self-contained apartments, to include removal of part rear extension to form light well, erection of rear boundary wall and formation of new window openings, replacement dormers and other associated works.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 5	Units Complete: 0	Units Under Construction: 0	Units not started: 5			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): The site has full planning consent in place, as such completions have been forecast for year 2 in line with the SHLAA methodology.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

0	0	5	0	0	0	0
STAGE 1: Site proforma returned? No response received			STAGE 1: Did SCC agree with Delivery Proforma?: N/A			
STAGE 1: Developer feedback to initial site forecast consultation N/A						
STAGE 1: Developer Outcome N/A						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Further contact will be made with the developer/agent regarding the site forecasts as part of the Stage 2 consultation.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	5	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: The site has full planning permission in place for the creation of 5 units, as such it is a category A sites. In line with the SHLAA methodology completions are forecast for year 2.						
STAGE 1: Conclusion A Category A site, which has been forecast for completion in year 2 in line with the SHLAA methodology, as such all units are expected to be complete within the five-year period.						
STAGE 2: Consultation Feedback No comments received during stage 2 consultation.						
STAGE 2: Council Response N/A						

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	5	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Clifton Hall, Douro Terrace						
SHLAA Ref: 767	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 20/01005/FUL			Decision Date 1: 07/04/2022			
Planning Details 1: Demolition of the existing building and erection of two terraces of 9no three storey town houses with detached garages.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 9	Units Complete: 0	Units Under Construction: 0	Units not started: 9			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category A site with full planning permission in place. Forecasts have been aligned to the delivery assumption within the SHLAA methodology, with units completing within year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	9	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No response received.		N/A				
STAGE 1: Developer feedback to initial site forecast consultation						
N/A						
STAGE 1: Developer Outcome						
N/A						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
Further contact will be made with the developer/agent regarding the site forecasts as part of the Stage 2 consultation.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	9	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site has full planning permission in place for the development of 9 dwellings, as such it is a category A sites. In line with the SHLAA methodology completions are forecast for year 2.						
STAGE 1: Conclusion						
A category A site, which has been forecast for completion in year 2 in line with the SHLAA methodology, as such all units are expected to be complete within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received during stage 2 consultation.						
STAGE 2: Council Response						
N/A						

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	9	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Princess of Wales Centre						
SHLAA Ref: 768	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent.			
Planning Ref 1: 21/01825/FU4			Decision Date 1: 30.09.2022			
Planning Details 1: Demolition of existing building and erection of 19no bungalows for the over 55's.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 19	Units Complete: 0	Units Under Construction: 9	Units not started: 10			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): The site has a full planning permission as of November 2022. As such completions have been forecast for year 1 as the developer MCC Homes has a track record of delivering very quickly on site once full permission is granted.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	19	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Telephone conversation		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
The developer confirmed that the site will be fully delivered within year 1.						
STAGE 1: Developer Outcome						
All units to be complete in year 1.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
Written confirmation will be sought from the developer during the Stage 2 consultation.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	19	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site has a full planning application approved. Completions are forecast for year 1, having discussed the site delivery with the developer and taking on board the developer's track record of delivery within the city.						
STAGE 1: Conclusion						
A category A site, which has started on site. Completions have been forecast for year 1 as the developer has a good track record of delivery once planning permission is issued. As such all units are expected to be complete within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received during stage 2 consultation.						
STAGE 2: Council Response						
N/A						

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	19	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Land at Fulwell Quarries						
SHLAA Ref: 175	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: B	A/B Sub Category: Part site allocation Outline consent			
Planning Ref 1: 21/02676/OU4			Decision Date 1: 18/08/22			
Planning Details 1: Outline application for residential development - Class C3 - Up to 110 Units (All Matters Reserved)						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 110	Units Complete: 0		Units Under Construction: 0		Units not started: 110	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023- prior to full end of year completion data being available): The site has outline planning permission in place and is being delivered by Gentoo who have a good track record of delivering housing within the city, as such in line with the SHLAA methodology forecasts are for first completions in year 3.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

0	0	0	6	30	40	34
STAGE 1: Site proforma returned?			STAGE 1: Did SCC agree with Delivery Proforma?:			
Yes			Yes			
STAGE 1: Developer feedback to initial site forecast consultation						
Developers agreed with a year 3 start on the site, however increased the forecasts for annual completion numbers.						
STAGE 1: Developer Outcome						
Developer provided updated forecasts for the site.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
Update the forecasts to reflect developer feedback.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	30	50	30	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site is a greenfield site which has outline planning consent. The site is being delivered by Gentoo who have a very good track record of housing delivery within the city.						
STAGE 1: Conclusion						
A greenfield site with outline planning consent being delivered by Gentoo who have a very good track record of housing delivery within the city. As such the site is considered deliverable within the five-year period.						
STAGE 2: Consultation Feedback						
The developer confirmed the trajectory of the site.						
A comment was received in relation to this site from Barratt David Wilson.						
"No timescale for planning application submission by Gentoo. To deliver as per SCC schedule, site needs a detailed planning consent and a deliverable access point. We						

believe the access and site are in separate ownership. The site has also never been marketed, which it would need to be before a detailed and deliverable planning consent could be achieved.”

STAGE 2: Council Response

Gentoo have confirmed that reserved matters and discharge of conditions applications are anticipated to be submitted Oct/Nov 2023 with a start on site in August 2024. All site investigations have been completed and public procurement is due to commence to secure a contractor to build out the scheme. The access land to the site is Council owned and is being purchased by Gentoo, with the contract for this agreed in March 2022. Gentoo have confirmed the delivery rates set out within the draft APS.

STAGE 3: Disputed site?

Yes. The site is disputed by Barratt David Wilson.

Final Forecast


Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	30	50	30	0

Final APS Conclusion

The inclusion of the site in the APS/5YHLS is disputed by BDW. This is owing to concerns regarding lack of timescales for the planning application submission, and concerns regarding the access to the site being under different ownership, which has the potential to cause delays.


Gentoo have confirmed that the reserved matters application is due for submission in Autumn 2023, with a start on site predicted for August 2024. Gentoo have confirmed that land at the front of the site is in Council ownership and that agreement has been reached on this point with a contract agreed in March 2022.

The developer has confirmed the delivery rates and is looking at submitting a planning application shortly. Gentoo have a good record of housing delivery within the city and is considered that the build-out rates are realistic.

Site Name: Land at Chapel Street/Edward Street						
SHLAA Ref: 494	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Full consent			
Planning Ref 1: 21/02361/FUL			Decision Date 1: 22.06.22			
Planning Details 1: Erection of 6no. apartments with associated parking and landscaping.						
Planning Status 1: Full permission						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 6	Units Complete: 0	Units Under Construction: 0	Units not started: 6			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): The site has full planning consent in place and is therefore considered deliverable. In line with the SHLAA methodology the forecasts have been included within year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	6	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A				
STAGE 1: Developer feedback to initial site forecast consultation						
N/A						
STAGE 1: Developer Outcome						
N/A						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
N/A						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	6	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site has full planning consent in place, as such completions are forecast for year 2.						
STAGE 1: Conclusion						
A category A site, which has full planning consent in place. Completions have been forecast for year 2. As such all units are expected to be complete within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received during stage 2 consultation.						
STAGE 2: Council Response						
N/A						
STAGE 3: Disputed site?						
No						

Final Forecast						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	6	0	0	0	0
Final APS Conclusion						
<p>The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.</p>						

Site Name: Former Forest Estate						
SHLAA Ref: 172	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: B	A/B Sub Category: Brownfield Land Register			
Planning Ref 1:			Decision Date 1:			
Planning Details 1:						
Planning Status 1:						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 139	Units Complete: 0		Units Under Construction: 0		Units not started: 139	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category B council site, which is on the Brownfield Land Register. Developer on board and planning application to be submitted summer 2023. Forecasts have been set in line with the SHLAA.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	35	35	69

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Teams call		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
Full planning application is anticipated summer 2023, with a start on site programmed for early 2024. Forecasts to be earlier in the five-year period.						
STAGE 1: Developer Outcome						
Forecasts could be brought forward.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The council have taken a cautious approach to the forecasting of this site, notwithstanding its expected early delivery, the SHLAA methodology has been utilised and first completions set at year 4.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	35	35	69
Developers history of delivery in Sunderland and/or progress with site to date:						
Category B council owned site, which is on the Brownfield Land Register and has developer on board. A full planning application is to be submitted by the developer summer 2023, with start on site anticipated early 2024 and first completions in 25/26. However forecasts have been set in line with the SHLAA with first completions in year 4.						
STAGE 1: Conclusion						
Category B site, with a developer on board and a full planning application to be submitted by the developer summer 2023, with start on site anticipated early 2024 and first completions in 25/26. However, forecasts have been set in line with the SHLAA with first completions in year 4. The site is considered deliverable within the five-year period.						

STAGE 2: Consultation Feedback

Through the consultation process, Nexus provided comments in support of development on this site, owing to its close proximity to public transport provision.

A comment was received in relation to this site from Barratt David Wilson.

“This site is on the Brownfield Land Register, which suggests if planning was granted there would be remediation works required. It is an area of low value, so viability must be questionable. However, we note there is no developer on board. The Council state planning submission in Summer 2023. The same points were made in last year’s APS and on some planning is still not submitted. Where the Council is going to rely on ‘submission by...’ to include the site in the 5YLS, they must have clear evidence to prove this. Even if planning is submitted in summer 2023, the site will not deliver 35 in FY26/27 as it will take time to determine the planning application; agree S106 and remediate the site.”

STAGE 2: Council Response

The site was not included within last year’s APS. Bellway are the preferred developer who are bringing forward the development of the site. They have already undertaken positive pre-app and are expecting to submit a planning application shortly. SI works have been completed and any issues identified have been addressed within the scheme proposals. Given that the application has already been subject to positive pre-app, it is reasonable to assume that nearly 3 years from submission of a planning application to first completions on site is reasonable and realistic, especially given the evidence on average lag time of 18.4 months between consent and first completions within Sunderland presented within the APS report.

STAGE 3: Disputed site?

Yes. The site is disputed by Barratt David Wilson.


Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	40	40	59

Final APS Conclusion

The inclusion of this site within the APS is disputed by BDW, who did not consider there to be sufficient evidence to include this category B site within the 5YHLS, nor did they believe that the delivery forecasts were realistic.

Bellway Homes are the preferred developer for the site and have already undertaken positive pre-app and are expecting to submit a planning application shortly. Bellway have indicated that they anticipate to start on site in Spring 2024, with first completions in early 2025 with delivery anticipated at 40 units per annum. The Council has taken a more conservative forecast with first completions in Year4, but have amended the annual build-out rate to be consistent with that provided by the developer. It is considered that the inclusion of the site within the five year supply is justified and that that build out rates included are realistic and achievable

Site Name: Nile & Villiers Street						
SHLAA Ref: 659	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: B	A/B Sub Category: Allocated saved UDP site/Brownfield Register			
Planning Ref 1:			Decision Date 1:			
Planning Details 1:						
Planning Status 1:						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 80	Units Complete: 0	Units Under Construction: 0	Units not started: 80			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): Category B Site which is to be delivered by Siglion who are an arms length development and investment company wholly owned by the Council. Detailed discussions have been undertaken on the sites delivery and a planning application is anticipated to be submitted Summer 2023.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

0	0	0	40	40	0	0
STAGE 1: Site proforma returned? Teams call			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Completions on site programmed for 25/26.						
STAGE 1: Developer Outcome The forecasts as set have been taken forward.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Original forecasts taken forward.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	40	40	0
Developers history of delivery in Sunderland and/or progress with site to date: Following site acquisitions the site is fully council owned and is being delivered by Siglion Developments. Detailed discussions have taken place internally within the council regarding the sites delivery and a full planning application is to be submitted summer 2023, with a start on site programmed for end of 2023 and first completions 25/26.						
STAGE 1: Conclusion A Category B site which is a saved allocation and also listed on the Brownfield Register. The site is within the ownership of the City Council and is being delivered by Siglion Developments. Detailed discussions have taken place internally within the council regarding the sites delivery and a full planning application is to be submitted summer 2023, with a start on site programmed for end of 2023 and first completions 25/26. The site is considered deliverable within the five-year period.						
STAGE 2: Consultation Feedback						

Through the consultation process, Nexus provided comments in support of development on this site, owing to its close proximity to public transport links.

A comment was received in relation to this site from Barratt David Wilson.

“We believe that PlaceFirst have entered into an agreement with SCC on the site. We also believe that Homes England are a partial owner, so agreement needs to be in place with them. The Council state that planning will be submitted in Summer 2023, with a start on site at the end of 2023. Again, the Council cannot simply rely on saying a submission will be made. There needs to be clear evidence that a planning application will be made. Also, a determination in less than 6 months seems unlikely. Furthermore, it is SCC own statement in the APS that says they are working on the assumption of 18 months from planning determination to start on site. In our opinion the site is small to deliver 80 houses, and there is a road running through the centre.”

STAGE 2: Council Response

The site has been subject to positive pre-app and the dwelling numbers set out are consistent with the plans submitted as part of the pre-app. Development managers have now been appointed alongside a full design team. Site surveys are due to commence shortly by Siglion who will be developing the site. The developer has confirmed that the planning application will be submitted in late Summer 2023 with a view to starting on site in Spring 2024. The site is subject to Levelling Up Fund grant funding with a spend date of March 2025 and the developer therefore anticipates that the site will be fully delivered by Winter 2025.

STAGE 3: Disputed site?

Yes. This site is disputed by Barratt David Wilson.

Final Forecast


Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	40	40	0	0

Final APS Conclusion

The inclusion of this site within the APS/5YHLS was disputed by BDW, on the grounds that there wasn't sufficient evidence to justify that a planning application will be submitted. Alongside this, they queried the total numbers on the site.

The site has been subject to positive pre-app and the dwelling numbers set out are consistent with the plans submitted as part of the pre-app. Development managers have now been appointed alongside a full design team. Site surveys are due to commence shortly by Siglion who will be developing the site. The developer has confirmed that the planning application will be submitted in late Summer 2023 with a view to starting on site in Spring 2024. The site is subject to Levelling Up Fund grant funding with a spend date of March 2025 and the developer therefore anticipates that the site will be fully delivered by Winter 2025. The Council's property have also confirmed that the site is in full Council ownership.

It is considered that there is clear evidence to justify the inclusion the site within the five year housing land supply. The developer has confirmed the delivery rates, the funding is secured through the Council's capital programme and grant funding is in place.

Site Name: Poultry Farmer Site, LNBL			
SHLAA Ref: 477e	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: B	A/B Sub Category: Allocated CSDP Site
Planning Ref 1:		Decision Date 1:	
Planning Details 1:			
Planning Status 1:			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: Sunderland City Council in partnership with Durham County Council submitted a funding bid to Ministry of Housing Communities and Local Government (MHCLG) in March 2019 as part of the Housing Infrastructure Fund (HIF). The HIF seeks to deliver new physical infrastructure to support new and existing communities; to make more land available for housing in high demand areas; to support ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply; and allow local authorities to recycle the funding for other infrastructure projects, achieving more and delivering new homes in the future. The joint bid for £25.4 million sought to secure money towards new roads and infrastructure to support housing growth in the South Sunderland Growth Area (SSGA), with some additional housing in Durham, unlocking approximately 4066 homes across the two Local Authority areas (3,636 homes in Sunderland). The full funding award of £25.4m was approved as part of the Chancellor's budget announcements in April 2020 and has a spend date of March 2024 which is within the five year land supply timescales. This site forms part of the SSGA and will benefit from the HIF. With regards to the schemes related to HIF, the following update infrastructure improvements have been identified:-			

School extensions/refurbishments- Two school extensions, providing a total of 210 new primary school places, were delivered at Benedict Biscop Primary Academy and St Pauls CE Primary School for September 2021. One further extension is planned to provide SEND (Special Education Needs and Disability) provision at a local primary school. This is currently projected to be complete for September 2024. The Council is also investing in the rebuild of Farringdon Community Academy, with planning permission approved January 2023 and works anticipated to start on site in May 2023. This will provide further 150 secondary places to the SSGA.

New SEND School - A new SEND school, to replace the existing Sunningdale School and provide additional capacity, has now been constructed and is in operation.

Ryhope Doxford Link Road (RDLR) – The majority the Ryhope Doxford Link Road is now fully constructed and in operation. One small section remains to be delivered, which is to be constructed as part of Land North of Burdon Lane development. It is anticipated that this remaining section will be complete by Autumn/Winter 2023.

The RDLR provides a strategic east to west road corridor connection; and will greatly reduce the volume of traffic from SSGA related developments and alleviate impact on the Seaton Lane junction within Durham.

Seaham Road improvement scheme (Neighbouring County Durham) - A longer term highways scheme to address traffic growth in Seaham, County Durham has been funded through the HIF which will help alleviate traffic from SSGA but is not a planning requirement to be in place for developing the Sunderland housing schemes. The initial landscape site strip has been completed and the civils works commenced late 2022, with the scheme complete by January 2024.

In addition to HIF funding, funding has also been secured by Sunderland Council through the Growth and Housing Fund with the support of Highways England for the A19/A690 Durham Road Junction Improvement. This scheme involves improvements to two arms of the A19/A690 junction to increase capacity to address traffic growth from SSGA developments but also additional trips generated by other development south of the River Wear. The improvements to the two arms started on site in July/August 2019 and are now complete.

S106 Contributions and delivery - It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for the 4 sites.

It is also worth noting that the infrastructure identified above is only required to deliver the full SSGA allocation of approximately 3,000 dwellings across the 4 sites. Early phases of all sites are possible prior to the completion of the infrastructure works.

Site Capacity: 70		Units Complete: 0		Units Under Construction: 0		Units not started: 70	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available):							
Allocated Core Strategy site with developer on board and planning application to be submitted Autumn 2023.							
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.							
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.	
0	0	0	0	30	40	0	
STAGE 1: Site proforma returned?				STAGE 1: Did SCC agree with Delivery Proforma?:			
E-mail				Yes			
STAGE 1: Developer feedback to initial site forecast consultation							
Forecasts in line with developer’s programme.							
STAGE 1: Developer Outcome							
No revisions required.							
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:							
Take forward initial forecasts.							
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.							
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.	
0	0	0	0	30	40	0	
Developers history of delivery in Sunderland and/or progress with site to date:							

The site falls within a residential allocation within the adopted plan. The developer has been confirmed to deliver this site and positive pre-planning has taken place. The site is also the subject of an adopted Supplementary Planning Document and as such a number of studies have been undertaken to inform this document. A planning application is anticipated Autumn 2023 with a start on site targeted for May 2024 and first completions Spring/summer 2025. The site is identified on the attached Appendix 13 for clarity.

STAGE 1: Conclusion

Category B site which is an adopted Plan allocation. Developer on board and pre-planning undertaken. Full planning application programmed for submission Autumn 2023 and first completions 2025. The site is considered deliverable within the five-year period.

STAGE 2: Consultation Feedback

Through the consultation process, Nexus provided comments raising potential issues with access to bus within the area. They also recommended that the Council engages in discussions with themselves and other operators to ensure this, and other sites, are well served.

A comment was received in relation to this site from Barratt David Wilson.

“The Council state that a planning application will be submitted in Autumn 2023, with a start on site in May 2024. Again, SCC need clear evidence to rely on a ‘submitted by...’ to include a site in the 5YLS. A start on site in May 2024 would also be ambitious, especially as SCC work on the assumption of 18 months from planning determination to start on site. We would also question whether planning will be straightforward. An essential aspect of the design of this scheme, will be delivery of footpath connections to the local centre in the wider Burdon Lane site. The delivery of this Connectivity is in the ownership of a third party and thus not deliverable.”

STAGE 2: Council Response

Site is being brought forward for development by Robertson Homes. They have undertaken positive pre-app and have confirmed that a planning application is expected to be submitted in December 2023. They anticipate start on site in August 2024 and first completions in June 2025. The Council has taken a conservative approach and has first completions scheduled for Year 4 (26/27) which allows for any delays in the delivery programme identified by the developer.

STAGE 3: Disputed site?


Yes. The site is disputed by Barratt David Wilson.

Final Forecast						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	30	40	0

Final APS Conclusion

The inclusion of this site in the APS is disputed by BDW, who don't consider the site to be deliverable within the 5 year time period, owing to lack of evidence that a planning application is due to be submitted. As a result of this, they consider it unlikely that any application would be determined in time to achieve completions within the five year period.

The site is being brought forward for development by Robertson Homes. The Council have received confirmation that a pre-application has already been received, with a positive response and a full planning application is expected by the end of this year. It is considered that the proposed delivery in years 4 and 5 is reasonable and realistic and delivery rates have been confirmed by the developer.

Site Name: Farringdon Row			
SHLAA Ref: 078A	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: N/A	A/B Sub Category: Other deliverable site
Planning Ref 1:		Decision Date 1:	
Planning Details 1:			
Planning Status 1:			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 149	Units Complete: 0	Units Under Construction: 0	Units not started: 149
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available): A council site which is within a City Centre regeneration area. The site does not fall within either category A or B of the NPPF, however it is considered to be a site that is deliverable within the five year period. The site has Cabinet approval to be disposed of and private sector funding has been secured to deliver the site. The completions have been set in line with the SHLAA.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	45	45	50
STAGE 1: Site proforma returned? Teams call			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Forecasts agreed with.						
STAGE 1: Developer Outcome No changes necessary to site forecasts.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: No changes required.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	45	45	50
Developers history of delivery in Sunderland and/or progress with site to date: The site falls within the adopted Riverside Sunderland Supplementary Planning Document and is one of the Council's priority regeneration schemes within the city. The site has Cabinet approval to be disposed of and private sector funding has been secured to deliver the site. A preferred developer is on board and a planning application is anticipated to be submitted autumn 2023. First completions are forecast for year 4.						
STAGE 1: Conclusion A priority site for the council which has Cabinet approval for disposal and has a preferred developer. Private sector funding is secured for the site and a planning application is expected by the end of 2023, with first completions within the five-year period. Notwithstanding the fact that this site does not fall into either a Category A or B site as						

defined by the NPPF, the site is considered deliverable within the five-year period and as such has been included within this APS.

STAGE 2: Consultation Feedback

Through the consultation process, Nexus provided comments in support of development on this site, owing to its status as brownfield land. They also mention that the LPA should utilise this, and other nearby sites to provide a holistic approach to ensuring sufficient public transport provision.

A comment was received in relation to this site from Barratt David Wilson.

“There is no evidence that a developer is on board to bring this one forward. Again, the Council are including the site in the 5YLS on the basis that a planning application is submitted in Autumn 2023. Evidence of this must be provided, to rely on this. It is worth noting that the site has been around for many years. The site is also very contaminated and it is worthwhile noting that a railway tunnel runs under the site.”

STAGE 2: Council Response

PlaceFirst have been appointed as the preferred developer and have indicated that they expect to submit a planning application for the development of the site in November 2023, with an expected start on site in April 2024. The developer anticipates full completion of the site by May 2027. The draft APS proposes first completions in Yr4 (26/27) which allows for any delays experienced in achieving the delivery rates forecast by the developer. The developer also confirmed that the total number of dwellings on the site will be 149 as opposed to 140, and so the figures have been updated to reflect this.

STAGE 3: Disputed site?

Yes. The site is disputed by Barratt David Wilson.


Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	45	45	79

Final APS Conclusion

The inclusion of this site and its trajectory is disputed by BDW, who don't consider there to be sufficient evidence to include this site, such as lack of information regarding a developer or that a planning application is to be submitted.

The Council have received confirmation that a preferred developer has been appointed, and that they wish to submit a planning application towards the end of this year. The developer has indicated that they anticipate full completion of the site by May 2027, however the Council has taken a more conservative approach in order to accommodate any delays in the planning application or development stages.

Site Name: Former Eagle Public House			
SHLAA Ref: 54	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: B	A/B Sub Category: Brownfield Land Register
Planning Ref 1:		Decision Date 1:	
Planning Details 1:			
Planning Status 1:			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 9	Units Complete: 0	Units Under Construction: 0	Units not started: 9
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2023-prior to full end of year completion data being available):			

Site on the brownfield register, which has a lapsed planning consent in place for residential development. The site is being progressed by a developer and discussions have taken place with the Local Planning Authority.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	9	0	0	0

STAGE 1: Site proforma returned? No	STAGE 1: Did SCC agree with Delivery Proforma?: n/a
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STAGE 1: Developer feedback to initial site forecast consultation
An initial discussion with the developer indicated that the forecasts set out are considered deliverable.

STAGE 1: Developer Outcome
Agree with proposed site forecasts.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:
No changes required.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	9	0	0	9

Developers history of delivery in Sunderland and/or progress with site to date:
Category B brownfield register site which has been the subject of a planning consent for residential development historically. The site has been cleared for a number of years and a new developer has had initial discussions with the Local Planning Authority to deliver the site. A planning application is anticipated to be submitted later in 2023 with site delivery within the five-year period.

STAGE 1: Conclusion

Brownfield Register site which has a developer onboard who is progressing the delivery of the site. Planning application anticipated to be submitted later in 2023 with the site to be delivered within the five-year period. The site is considered deliverable.

STAGE 2: Consultation Feedback

No comments received during stage 2 consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?

No

Final Forecast

Completions prior to 1/4/2023	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	9	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Appendix 4: Summary of how the APS meets the requirements of PPG

PPG paragraph reference	PPG Requirement	Council compliance
<p>Paragraphs: 003 Reference ID: 68-003-20190722</p> <p>005 Reference ID: 68-005-20190722</p>	The purpose of the 5 year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies for the next 5 years.	The CSDP was adopted in January 2020 and therefore the strategic housing policies identified in section 2 of this document are considered to be up to date and establish the housing requirement for the next five years.
007 Reference ID: 68-007-20190722	To demonstrate that the sites are deliverable in accordance with Annex 2 NPPF definition of deliverable.	Appendix 3 site profiles, includes evidence and justification to demonstrate that a site is deliverable, in accordance with the NPPF Annex 2 definition of deliverable.
Paragraphs: 009 Reference ID: 68-009-20190722	Confirming a five year land supply through an APS.	The Council can confirm its five year land supply through an APS as it submitted an APS to PINS in 2022.
012 Reference ID: 68-012-20190722	Submitting intent to submit an APS by 1 st April.	The Council submitted its intent to submit an APS to the Planning Inspectorate on 20th March 2023. Appendix 1.
014 Reference ID: 68-014-20190722	<ul style="list-style-type: none"> for sites with detailed planning permission, details of numbers of homes under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates. 	This information is contained in site profiles -Appendix 3. These sites are considered Category A sites.
	<ul style="list-style-type: none"> for small sites, details of their current planning status and record of 	The Council's approach to small sites is set out in paragraph 5.45 -5.47 Table 11 sets out the Net Housing

	<p>completions and homes under construction by site.</p>	<p>Delivery from Small Sites 2013/14 – 2022/23.</p>
	<ul style="list-style-type: none"> for sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5 year housing land supply), information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales and progress towards detailed permission; 	<p>This information is set out in site profiles - Appendix 3. These sites are considered to be Category B sites.</p>
	<ul style="list-style-type: none"> permissions granted for windfall development by year and how this compares with the windfall allowance; 	<p>Set out in paragraph 5.48 - 5.50 A windfall allowance has not been accounted for within the supply at this point in time.</p>
	<ul style="list-style-type: none"> details of demolitions and planned demolitions which will have an impact on net completions; 	<p>Set out in paragraph 5.52- 5.54 and Table 12, demolitions have been accounted for in this APS.</p>
	<ul style="list-style-type: none"> total net completions from the plan base date by year (broken down into types of development e.g. affordable housing); and 	<p>Set out in paragraph 4.7 – 4.10, Tables 4 & 5.</p>
	<ul style="list-style-type: none"> the 5 year housing land supply calculation clearly indicating buffers and shortfalls and the number of years of supply. 	<p>Section 6 sets out the housing land supply position for Sunderland, indicating buffers, and the number of years of supply.</p> <p>Section 4 sets out the methodology for calculating the housing requirement, including establishing a buffer.</p>

		Section 5 sets out the methodology for calculation the component parts of the five year housing supply.
015 Reference ID: 68-015-20190722	<ul style="list-style-type: none"> an overview of the process of engagement with site owners/applicants, developers and other stakeholders and a schedule of site-based data resulting from this; 	Section 7 sets out the process of engagement the Council has gone through when preparing the APS, so far. Appendix 2 includes a schedule of site based data.
	<ul style="list-style-type: none"> specific identification of any disputed sites where consensus on likely delivery has not been reached, including sufficient evidence in support of and opposition to the disputed site(s) to allow a Planning Inspector to reach a reasoned conclusion; as well as an indication of the impact of any disputed sites on the number of years of supply; 	Conclusion for each site are set out in Appendix 3. The Council in Section 1 of this report confirms its five year land supply position. The Council will set out its position in relation to disputed sites in the final APS.
	<ul style="list-style-type: none"> the conclusions which have been reached on each site by the local planning authority in the light of stakeholder engagement; 	
	<ul style="list-style-type: none"> the conclusions which have been reached about the overall 5 year housing land supply position. 	
Paragraph: 016 Reference ID: 68-016-20190722	<p>Local planning authorities will need to engage with developers and others who have an impact on delivery. This will include:</p> <ul style="list-style-type: none"> small and large developers; land promoters; private and public land owners; infrastructure providers (such as utility providers, highways, etc) and other 	This various stages of engagement and those that have been engaged with are set out in Appendix 10 and Appendix 11. The Council's approach to engagement is detailed in Section 7.

	<p>public bodies (such as Homes England);</p> <ul style="list-style-type: none"> • upper tier authorities (county councils) in two-tier areas; • neighbouring authorities with adjoining or cross-boundary sites; and • any other bodies with an interest in particular sites identified. 	
<p>Paragraph: 020 Reference ID: 68-020-20190722</p>	<p>Local planning authorities should demonstrate there is a reasonable prospect that housing sites are “developable” through use of evidence, such as:</p> <ul style="list-style-type: none"> • written commitment or agreement that relevant funding is likely to come forward within the timescale indicated, such as an award of grant funding; • written evidence of agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates; • likely buildout rates based on sites with similar characteristics; and • current planning status - for example, a larger scale site with only outline permission where there is supporting evidence that the site is <u>suitable and available</u>, may indicate development could be completed within the next 6-10 years. 	<p>Information is captured for individual sites, within site profiles in Appendix 3. All correspondence received with developers is available in Appendix 5.</p>

<p>Paragraph: 022 Reference ID: 68-022-20190722</p>	<p>10% - the buffer for authorities seeking to <u>confirm</u> 5 year housing land supply for a year, through a recently adopted plan or subsequent annual position statement</p>	<p>In paragraphs 4.16-4.17 the Council confirms it has included a 10% buffer.</p>
<p>Paragraph: 029 Reference ID: 68-029-20190722</p>	<p>Local planning authorities should count completions as the following:</p> <ul style="list-style-type: none"> • housing completions include new build dwellings, conversions, changes of use and demolitions and redevelopments. Completions should be <u>net figures</u>, so should offset any demolitions. 	<p>Completions (net) recorded within the plan period so far is identified at paragraph 4.7-4.10, Tables 4 & 5 and further broken down in Appendix 2 to include a schedule of net completion by site between 1 April 2015 to 31 March 2023.</p> <p>Paragraphs 5.51 and 5.52-5.54 set out the approach to incorporating conversions/change of use and demolitions into the five year supply calculation, respectively.</p>
<p>Paragraph: 032 Reference ID: 68-032-20190722</p>	<p>Where local planning authorities deliver more completions than required against planned requirements, the additional supply can be used to offset any shortfalls against requirements from previous years.</p>	<p>Paragraphs 4.15 confirms that the Council has an oversupply. It has also confirmed in section 4 that this oversupply is included in the housing requirement.</p>
<p>Paragraph: 034 Reference ID: 68-034-20190722</p>	<p>All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply based on:</p> <ul style="list-style-type: none"> • the amount of accommodation that new student housing releases in 	<p>Paragraph 4.9 sets out that student accommodation is not factored into net completions to date.</p> <p>Paragraph 4.10 identifies that student accommodation consents were not factored into the deliverable sites list and consequently the</p>

	<p>the wider housing market (by allowing existing properties to return to general residential use); and/or</p> <ul style="list-style-type: none">• the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.	<p>projections for the five year period.</p>
--	--	--

Appendix 5: Stage 1 Developer Correspondence

Site 356 - Land at Burdon Road
Bellway

[Redacted]

[Redacted]

[Redacted]

Sent: 04 April 2023 15:39
To: Planning Policy
Cc: [Redacted]
Subject: FW: Sunderland APS 2023
Attachments: Sunderland Housing Delivery Consultation Proforma - Burdon Lane.docx

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Dear Sir/Madam ,

Please find attached above the updated housing delivery consultation proforma for Bellway Homes site at Burdon Lane, Sunderland.

If you require any other information, please let me know.

Kind Regards,

[Redacted]
Planning Graduate

[Redacted]
Bellway Homes Limited (North East)
Bellway House
Kings Park
Kingsway North
Gateshead
Tyne and Wear
NE11 0JH
www.bellway.co.uk



From: [Redacted]
Sent: Tuesday, March 28, 2023 9:22 AM
To: [Redacted]
Subject: Sunderland APS 2023

ALERT: This message originated outside of Bellway's network. **BE CAUTIOUS** before clicking any link or attachment.

Dear [Redacted],

As you may be aware in July 2022 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2023. As such the Council have informed PINs of

Site 356 - Land at Burdon Road

their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2022 APS, with adjustments having been made for completions data for 2022/23 where appropriate. Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until the middle of April, (these will be updated once all data is received).

We would appreciate if you would return the pro forma to planningpolicy@sunderland.gov.uk, with myself CC'd into the email, by **Monday 24th April 2023**.

Your assistance in this matter would be greatly appreciated.

Regards


Planning Policy Officer
Economic Regeneration
www.sunderland.gov.uk



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Sites 106-328 - Gleeson

From: [Redacted]
Sent: 28 March 2023 15:01
To: Planning Policy
Cc: [Redacted]
Subject: Sunderland APS 2023 - Gleeson
Attachments: 106-328-Gleeson.docx

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Good afternoon,

Please find attached Gleeson's completed Proforma form.

Regards,
Emily
[Redacted]
Land Graduate



m: [Redacted]
6 Delta Bank Road | Metro Riverside Park | Gateshead | Tyne & Wear | NE11 9DJ



Building Homes. Changing Lives.	Passionate	Collaborative	Respectful	customerfirst
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Site 407c - Land North East of Mount Lane
Hellens Esh

From: [REDACTED]
Sent: 28 March 2023 14:36
To: [REDACTED]
Subject: RE: Sunderland APS 2023
Attachments: 407c- Hellens Esh (Amended).docx

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Hi Rebecca,

I hope you're well. I have amended the attached Housing Delivery Proforma. You are correct, we managed only 20no last year against an initial forecast of 25no. I have amended this years and next year's build figures to suit our revised forecasts. See attached for reference.

Note, this is all subject to the market/sales.

Regards,

[REDACTED]
Technical Director
Homes by Esh

Email: [REDACTED]
Mobile: [REDACTED]



HOMES BY ESH 



North East & Tees Valley

Esh House, Bowburn North Industrial Estate,
Bowburn, Durham, DH6 5PF

Constructin

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From: [REDACTED]
Sent: 28 March 2023 10:01
To: [REDACTED]
Subject: Sunderland APS 2023

Dear Katie/Dale,

Site 407c - Land North East of Mount Lane
Hellens Esh

As you may be aware in July 2022 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2023. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2022 APS, with adjustments having been made for completions data for 2022/23 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site.

When collecting the 2022/23 completion data, we have noticed that the site has under-delivered on completions when comparing it to the predicted completions set out in the 2022 APS. If you are able to provide any additional information if there have been any site delivery issues, it would be much appreciated so we can get a better understanding of site-specific challenges.

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until the middle of April, (these will be updated once all data is received).

We would appreciate if you would return the pro forma to planningpolicy@sunderland.gov.uk, with myself CC'd into the email, by **Monday 24th April 2023**.

Your assistance in this matter would be greatly appreciated.

Regards


Planning Policy Officer
Economic Regeneration
www.sunderland.gov.uk



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Site 081 - Chapelgarth
Miller Homes

From: [REDACTED]
Sent: 03 April 2023 12:07
To: [REDACTED]
Subject: RE: APS - Chapelgarth

Yes they are complete [REDACTED]

Regards,

[REDACTED]

[REDACTED] | Land Director | Miller Homes

T: [REDACTED] | M: [REDACTED] | www.millerhomes.co.uk
Equinox House, 3.2 Silver Fox Way, Cobalt Business Park, Newcastle upon Tyne, NE27 0QJ
millerhomes
the place to be

From: [REDACTED]
Sent: 03 April 2023 12:04
To: [REDACTED]
Subject: RE: APS - Chapelgarth

Thanks [REDACTED] so all dwellings are complete from your records ?

Regards

[REDACTED]

From: [REDACTED]
Sent: 31 March 2023 16:58
To: [REDACTED]
Subject: RE: APS - Chapelgarth

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Hi [REDACTED]

Miller have now sold out at Chapelgarth.

Regards,

[REDACTED]

[REDACTED] | Land Director | Miller Homes

T: [REDACTED] | M: [REDACTED] | www.millerhomes.co.uk
Equinox House, 3.2 Silver Fox Way, Cobalt Business Park, Newcastle upon Tyne, NE27 0QJ

Site 081 - Chapelgarth
Miller Homes

the place to be

From: [REDACTED]
Sent: 30 March 2023 10:31
To: [REDACTED]
Subject: APS - Chapelgarth

Dear [REDACTED]

As you may be aware in July 2022 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2023. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2022 APS, with adjustments having been made for completions data for 2022/23 where appropriate. Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until the middle of April, (these will be updated once all data is received).

We would appreciate if you would return the pro forma to planningpolicy@sunderland.gov.uk, with myself CC'd into the email, by **Monday 24th April 2023**.

Your assistance in this matter would be greatly appreciated.

Regards

[REDACTED]

[REDACTED]
Planning Policy Team Leader
Strategic Plans
Sunderland City Council
Tel: (0191) 5611154
www.sunderland.gov.uk



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2 Lochside View, Edinburgh Park, Edinburgh, EH12 9DH

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[Miller Homes Limited](#)

Site 388 - Land at Ennersdale Street/
Low Moorsley
Origin Planning

From: [REDACTED]
Sent: 28 March 2023 14:31
To: Planning Policy
Cc: [REDACTED]
Subject: Sunderland APS 2023
Attachments: 388- Origin Planning (Private).docx

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Afternoon,

Please see attached pro forma for our site at Coal Bank Farm.

This was mistakenly sent to [REDACTED] however as per the public access the agent has been updated to be [REDACTED] from Origin Planning. I have updated this on the attached.

Anything further let me know.

Kind regards,

[REDACTED]
Planner | Origin Planning Services Ltd

Unit 3b Evolution, Wynyard Business Park, Wynyard, TS22 5TB

[REDACTED]
www.originplanning.co.uk



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Site 163 - Amberley and Harrogate Street
Thirteen Housing Group

From: [REDACTED]
Sent: 11 May 2023 13:03
To: [REDACTED]
Subject: FW: P22-0565 - Harrogate Street, Sunderland (Thirteen Housing Group) - Sunderland Annual Position Statement 2023
Attachments: 163 - Amberley and Harrogate Street - 14.04.23.docx

Good Morning,

Please see attached the completed proforma for SHLAA Site 163 - Amberley and Harrogate Street for the APS 2023.

Would it be possible to receive a draft of the APS if/when it is available please?

Kind regards,
Hannah

[REDACTED]
Senior Planner

E [REDACTED]
M [REDACTED] | **DD** [REDACTED] | **EXT** 6222 | **T** 0191 917 6700
3rd Floor, Gainsborough House | 34-40 Grey Street | Newcastle upon Tyne | NE1 6AE



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Sites 128-128-194-330A-342-417-426A
Persimmon

From: [REDACTED]
Sent: 03 April 2023 17:18
To: [REDACTED]
Subject: RE: Sunderland APS 2023
Attachments: 128-138-194-330A- 342-417-426A- Persimmon.docx

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Rebecca,

See attached response from Persimmon on the APS sites.

As you will see I have reported more cautious sales rates this year and next. This is owing to the current market uncertainty and mortgage affordability issues which we anticipate to impact the market for the next couple of years.

This market cooling is already being noted in reduced sales rate and increased cancellations in H2 of 2023, leading to a reduced forward sales position.

Any queries in regards to my response please let me know.

[REDACTED]
Persimmon (Durham) | Persimmon House, Bowburn North Industrial Estate, County Durham, DH6 5PF
Switchboard | 0191 377 4000 | Mobile | [REDACTED]
[REDACTED] persimmonhomes.com | charleschurch.com



From: [REDACTED]
[REDACTED] March 2023 09:19
To: [REDACTED]
Subject: Sunderland APS 2023

Dear [REDACTED]

As you may be aware in July 2022 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2023. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2022 APS, with adjustments having been made for completions data for 2022/23 where appropriate. Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site.


When collecting the 2022/23 completion data, we have noticed that the site has under-delivered on completions when comparing it to the predicted completions set out in the 2022 APS. If you are able to provide any additional information if there have been any site delivery issues, it would be much appreciated so we can get a better understanding of site-specific challenges.

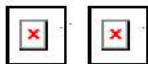
Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until the middle of April, (these will be updated once all data is received).

We would appreciate if you would return the pro forma to planningpolicy@sunderland.gov.uk, with myself CC'd into the email, by Monday 24th April 2023.

Your assistance in this matter would be greatly appreciated.

Regards


Planning Policy Officer
Economic Regeneration
www.sunderland.gov.uk



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Site 753 - Former Garage, Westholme
Terrace
Nova Castria Design

From: [REDACTED]
Sent: 18 April 2023 11:11
To: [REDACTED]
Subject: Re: Sunderland APS 2023 Reminder

Thank you [REDACTED] I can now that's correct. They have made a start and it's a relatively small site and I'm sure the client will be acting quickly.

Have a good day.

[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, April 18, 2023, 12:00 pm, Rebecca Worthy <[REDACTED]> wrote:

Hi [REDACTED]

Apologies – page 87 of that report gives the final pro-forma for your site. It showed year 2 completions (23/24) which would mean year 1 for this year's APS.

Hope this helps

[REDACTED]

Planning Policy Officer

Economic Regeneration

www.sunderland.gov.uk


Sunderland
City Council

From: [REDACTED] >
Sent: 18 April 2023 10:57

To: [REDACTED]
Subject: Re: Sunderland APS 2023 Reminder

Hi,

I'm

Not sure which bit I would check of this report. Do you have a copy of the form I filled in for you by any chance please?

Thank you

[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, April 18, 2023, 11:31 am, [REDACTED] wrote:

Hi [REDACTED]

No worries – here is the last year's APS:

[Final APS 2022 Sunderland City Council.pdf](#)

If you need anything else please let me know.

Kind regards

[REDACTED]
Planning Policy Officer
Economic Regeneration
www.sunderland.gov.uk



Sunderland
City Council

From: [REDACTED] >
Sent: 18 April 2023 10:14
To: [REDACTED] >
Subject: Re: Sunderland APS 2023 Reminder

Thank you [REDACTED]

[Redacted]

I can double check over if you want to send me the previous just to make sure it's up to date? If this helps.

Thank you

[Redacted]

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, April 18, 2023, 10:48 am, [Redacted] wrote:

Hi [Redacted]

No worries – thanks for the update. Since there hasn't been a change, we will retain the same predicted timescales we used last year, hope that's okay from your side.

[Redacted]

Kind regards

[Redacted]
Planning Policy Officer
Economic Regeneration
www.sunderland.gov.uk



From: [Redacted] >
Sent: 18 April 2023 09:46
To: [Redacted]
Subject: Re: Sunderland APS 2023 Reminder

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[Redacted]

[Redacted]

[REDACTED]

There is no changes to the site except the have demolished the canopy of existing garage. From previous years.

The construction manager is a gentleman called [REDACTED] His mobile is. [REDACTED]. Should you need to know where they are currently on site.

I hope this helps, from afar.

Kind regards

[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

On Monday, April 17, 2023, 1:09 pm, [REDACTED]

wrote:

Good afternoon,

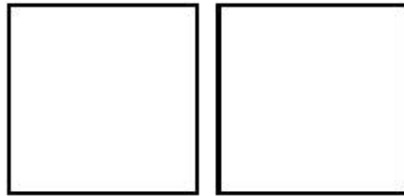
Just a gentle reminder that the deadline for returning the stage 1 pro-formas for the 2023 Sunderland APS is a week today (Monday 24th April). Please can these be sent to planningpolicy@sunderland.gov.uk.

If you think you will be unable to meet this deadline, please get in touch.

Kind regards

[REDACTED]
Planning Policy Officer
Economic Regeneration
www.sunderland.gov.uk





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Site 463A - Land North of Usworth Hall
Story Homes

From: [REDACTED]
Sent: 31 March 2023 12:38
To: Planning Policy
Cc: [REDACTED]
Subject: RE: Sunderland APS 2023
Attachments: 463A -Story Homes (completed 31.03.23).docx

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Afternoon

Please find attached duly completed form, any further information required please do let me know.

Regards
Amanda

[REDACTED]
Land Manager

Story Homes Ltd

Scotswood House, Riverview Business Centre, Amethyst Road, Newcastle Business Park, Newcastle, NE4 7YL

[REDACTED]
www.storyhomes.co.uk



From: [REDACTED]
Sent: Tuesday, March 28, 2023 11:30 AM
To: [REDACTED]
Subject: Sunderland APS 2023

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Dear [REDACTED]

As you may be aware in July 2022 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2023. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2022 APS, with adjustments having been made for completions data for 2022/23 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site.

When collecting the 2022/23 completion data, we have noticed that the site has under-delivered on completions when comparing it to the predicted completions set out in the 2022 APS. If you are able to provide any additional information if there have been any site delivery issues, it would be much appreciated so we can get a better understanding of site-specific challenges.

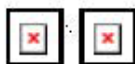
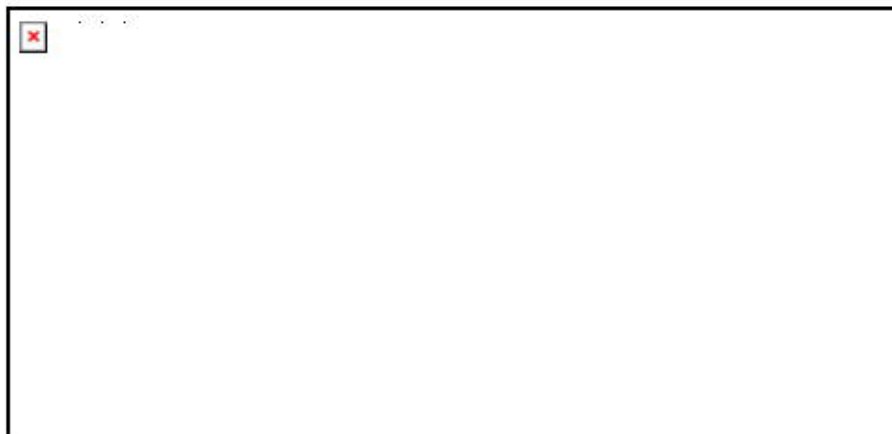
Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until the middle of April, (these will be updated once all data is received).

We would appreciate if you would return the pro forma to planningpolicy@sunderland.gov.uk, with myself CC'd into the email, by **Monday 24th April 2023**.

Your assistance in this matter would be greatly appreciated.

Regards


Planning Policy Officer
Economic Regeneration
www.sunderland.gov.uk



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465 - Land adjacent to Herrington Country Park
Taylor Wimpey

From: [REDACTED]
Sent: 18 April 2023 11:11
To: Planning Policy
Cc: [REDACTED]
Subject: RE: Sunderland APS 2023
Attachments: 465- Taylor Wimpey.docx

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Please see attached.

[REDACTED] MRTPI | Senior Strategic Land and Planning Manager | Taylor Wimpey Strategic Land

****Invoices** Please send invoices electronically – I work hybrid across multiple locations**

NE Office: Rapier House, Colima Avenue, Sunderland SR5 3XB

NY Office: Taylor Wimpey House, Lockheed Court, Preston Farm Industrial Estate, Stockton on Tees TS18 3SH

m: [REDACTED]

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Think before you print!

**Taylor
Wimpey**



From: [REDACTED]
Sent: 28 March 2023 11:32
To: [REDACTED]
Subject: Sunderland APS 2023

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Dear [REDACTED]

As you may be aware in July 2022 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2023. As such the Council have informed PINs of

their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Your assistance in this matter would be greatly appreciated.

Regards


Planning Policy Officer
Economic Regeneration
www.sunderland.gov.uk



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Site 567 - Land to the North of Stone
Cellar Road
Taylor Wimpey

From: [REDACTED]
Sent: 18 April 2023 11:07
To: Planning Policy
Cc: [REDACTED]
Subject: RE: Sunderland City Council Annual Position Statement - Land to the North of Stone Cellar Road
Attachments: 567 - Land to the North of Stone Cellar Road 18.04.23.docx

Please see attached.

[REDACTED] | Senior Strategic Land and Planning Manager | Taylor Wimpey Strategic Land

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NE Office: Rapier House, Colima Avenue, Sunderland SR5 3XB

NY Office: Taylor Wimpey House, Lockheed Court, Preston Farm Industrial Estate, Stockton on Tees TS18 3SH

m: 07971 719 615 | e: chris.haggon@taylorwimpey.com

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Think before you print!

**Taylor
Wimpey**



From: [REDACTED]
Sent: 28 March 2023 11:30
To: [REDACTED]
Subject: Sunderland City Council Annual Position Statement - Land to the North of Stone Cellar Road

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Dear [REDACTED]

As you may be aware in July 2022 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2023. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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We would appreciate if you would return the pro forma to planningpolicy@sunderland.gov.uk, with myself CC'd into the email, by **Monday 24th April 2023**.

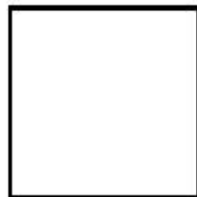
Your assistance in this matter would be greatly appreciated.

Regards

[Redacted]

[Redacted]

Senior Planning Policy Officer
Economic Regeneration, Strategic Plans Team,
City Hall, Plater Way, Sunderland, SR1 3AD



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Site 654 - Land South of Redburn Row
Adderstone Group

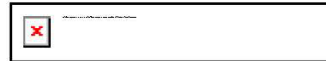
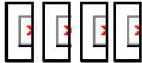
From: [REDACTED]
Sent: 28 April 2023 12:10
To: [REDACTED]
Subject: RE: Sunderland APS 2023
Attachments: 654 - Land at South of Redburn Row.docx

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Hi [REDACTED] – pretty sure I had already sent this to someone else but there you go anyway.

[REDACTED]
Director
M: [REDACTED]
W: www.adderstonegroup.com
A: Nelson House | The Fleming Garden Terrace |
Jesmond | Newcastle upon Tyne | NE2 3AE

*For and on behalf of Adderstone Living Limited.
Providing services to the Adderstone Group,
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businesses trade, invest and support local charities.
For further details [click here](#).*



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Adderstone Group economic footprint from business inception to December 2021.
Analysis undertaken by Pegasus Group.

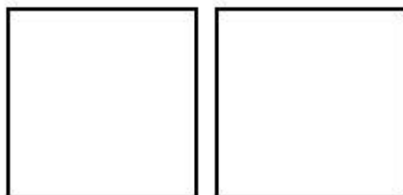
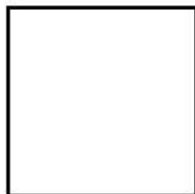
From: [REDACTED]
Sent: Thursday, April 27, 2023 2:03 PM
To: [REDACTED]
Subject: Sunderland APS 2023
Importance: High

Good afternoon,

Please note we are still awaiting your comments on the attached pro forma. If you are able to, please get back to us ASAP.

Kind regards


Planning Policy Officer
Economic Regeneration
www.sunderland.gov.uk



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Site 086 - Former Easington Lane Primary School
Place First

From:



Hi – all 116 were complete 2022.

Thanks

[Redacted] BA (Hons) MCD MRTPI
Head of Planning

) n [\(3 \) 9r2/.. \) 824 \(h 625'\) *89 r1 5r 1](#)
= n [625'\) *89 r1 5r 1](#)
3 n [db`b^e_____



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From: [Redacted]
Sent: Tuesday, March 28, 2023 9:14 AM
To: [Redacted]
Subject: Sunderland APS 2023

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Dear James,

As you may be aware in July 2022 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2023. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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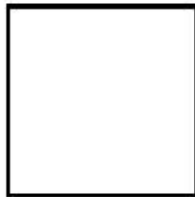
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We would appreciate if you would return the pro forma to planningpolicy@sunderland.gov.uk, with myself CC'd into the email, by **Monday 24th April 2023**.

Your assistance in this matter would be greatly appreciated.

Regards


Planning Policy Officer
Economic Regeneration
www.sunderland.gov.uk



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[REDACTED]

From: [REDACTED]
Sent: 29 April 2023 20:14
To: [REDACTED]
Subject: RE: Sunderland's APS - five year housing land supply
Attachments: 062 Homes England.docx

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Hi [REDACTED]

Hope you are well, sorry for the delay in coming back to you.

Please find attached completed form. I will give you a call (when I am back from leave on the week commencing the 8th May) to talk through where we ae up to, we have pushed back marketing to the end of this year to provide us with the necessary time to amend the planning consent re phase 3 – the current proposed roundabout access is borderline unviable and we are looking to come into the site from Burdon Lane.

Kind regards

[REDACTED]



The Lumen
St James Boulevard
Newcastle Helix
Newcastle upon Tyne
NE4 5BZ

#MakingHomesHappen

We're the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. [Find out more and help make this happen.](#)



From: [REDACTED]
Sent: 27 April 2023 18:04
To: [REDACTED]

[REDACTED]

Subject: Sunderland's APS - five year housing land supply

Hi [REDACTED] hope you're keeping well.

I'm just chasing updates for the Ryhope and Cherry Knowle sites (we sent an e-mail across to you in March), as we are working on the draft APS. I know last year you had very tight timescales for bringing the site forward, however I'm not sure how advanced you are now with the site.

I have attached the pro-forma which sets out the build out rates from last years APS. [REDACTED]
[REDACTED]
[REDACTED]

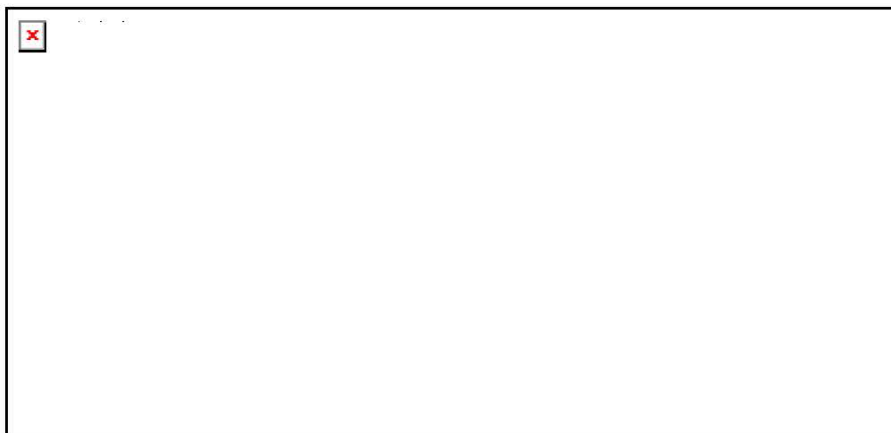
I have attached the pro-forma again, if you could update me with build out rates and anticipated planning application submission dates and anything else you can publicly share on the sites delivery, that would be really helpful [REDACTED]
[REDACTED]

Regards

[REDACTED]

[REDACTED]

Planning Policy Team Leader
Strategic Plans
Sunderland City Council
Tel: (0191) 5611154
www.sunderland.gov.uk



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OFFICIAL

[REDACTED]

From: [REDACTED]
Sent: 05 May 2023 16:38
To: [REDACTED]
Subject: RE: *EXTERNAL:RE: Sunderland APS 2023 - BDW Response
Attachments: 062-477a-Barratt Homes - Sunderland APS V2.docx

Hi [REDACTED]

Apologies, for clarity, of the 304 we have permission for at Cherry Knowle, 33 are left to complete at this point in time. I have updated the proforma to reflect this.

Please don't hesitate to get in touch should you have further queries.

Kind Regards,

[REDACTED]
Strategic Land Buyer

Barratt David Wilson Homes North East
(a trading name of BDW Trading Limited)

Address: Barratt David Wilson North East | Barratt House | The Watermark | Gateshead | NE11 9SZ |
Telephone: 0191 493 3800 | **DD:** 0191 493 3900 | **Mobile:** 07887 628391



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From: [REDACTED]
Sent: 03 May 2023 17:36
To: [REDACTED]
Subject: *EXTERNAL:RE: Sunderland APS 2023 - BDW Response

Hi [REDACTED]

Many thanks for your response to the APS. Can I just clarify the total numbers on BDW site at Cherry Knowle site. We have been working to the full planning consent of 304 dwellings being delivered, however I notice from the completed pro-forma that you have put 33 dwellings left to complete within one section of the form and on the table below 21 units is indicated as remaining, with 269 units complete.

Our records show 260 completions as of 31st March 2023 (there is often a little bit of discrepancy with completion data due to lag and as such it doesn't always tally up with the developers records exactly), on this basis we have indicated 44 units still outstanding for 23/24 to total the 304 units in line with the planning consent.

Regards

[REDACTED]
[REDACTED]
Planning Policy Team Leader

Strategic Plans
Sunderland City Council
Tel: (0191) 5611154
www.sunderland.gov.uk

[REDACTED]
Sent: 20 April 2023 11:43
To: Planning Policy <PlanningPolicy@sunderland.gov.uk>
Cc: [REDACTED]
Subject: Sunderland APS 2023 - BDW Response

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Good Morning,

On behalf of Barratt David Wilson North East, please find the completed proforma and attached our response to the Sunderland 2023 APS.

It would be appreciated if you could confirm receipt of these documents, and please get in touch should you have any further queries.

Kind Regards,

[REDACTED]
Strategic Land Buyer

Barratt David Wilson Homes North East
(a trading name of BDW Trading Limited)

Address: Barratt David Wilson North East | Barratt House | The Watermark | Gateshead | NE11 9SZ |
Telephone: 0191 493 3800 | **DD:** 0191 493 3900 | **Mobile:** 07887 628391



DAVID WILSON HOMES
WHERE QUALITY LIVES



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[REDACTED]

From: [REDACTED]
Sent: 09 May 2023 12:25
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Karbon APS 2023 Return

Hi Joanne,

We have it as 72no units.

Regards

Claire O'Shea | Senior Development Officer

07889 575 531

From: [REDACTED]
Sent: Wednesday, May 3, 2023 12:29 PM
To: [REDACTED] >
Subject: RE: Karbon APS 2023 Return

EXTERNAL EMAIL:

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

Hi [REDACTED]

Can I just clarify the total numbers on your Albany Park site as we have it down for 76 units, whereas your figures that are phased out show 13 completions and 59 in 23/24, totalling 72 units.

Regards

From: [REDACTED]
Sent: 24 April 2023 12:19
To: Planning Policy <PlanningPolicy@sunderland.gov.uk>
Cc: [REDACTED] >
Subject: Karbon APS 2023 Return

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Good afternoon,

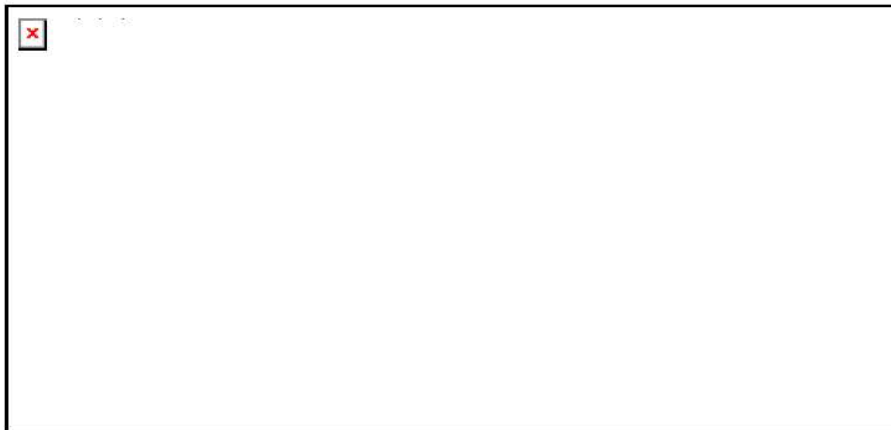
Please see completed form attached.

Regards

 | Senior Development Officer



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From: [REDACTED]

From: [REDACTED]

Sent: 16 May 2023 08:07

To: [REDACTED]

Subject: RE: James William Street

Hi Joanne

I hope your okay.

Yes, this went in March we are now in the process of pulling all the ITT Documentation together in readiness for procurement, I think this will more likely be July -Aug with Sept/Oct SOS. [REDACTED] in our team is leading on this.

[REDACTED], shortly into the build (foundation dig) there were a few breaches on the contractors behalf which put the Council at risk therefore we terminated the Development Agreement.

Let me know if you need anything else.

Thanks

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]


Sunderland
City Council

From: [REDACTED]

Sent: 15 May 2023 16:58

To: Tracey Dobson [REDACTED]

Subject: James William Street

Hi Tracey,

Just a quick one on James William Street. Earlier this year I think you mentioned you were going to Cabinet in March to procure a new contractor, with works recommencing in July 2023. Did this happen ? and can I ask what happened to the initial contractor.

Regards

Joanne



Planning Policy Team Leader
Strategic Plans
Sunderland City Council Tel:
(0191) 5611154
www.sunderland.gov.uk

107 Pennywell

From: [REDACTED]

Attachments: [image001.png](#)

From: Jane Turnbull [REDACTED]
Sent: 04 May 2023 13:14
To: Joanne Scott [REDACTED]
Subject: RE: Pennywell scheme

I will check. Yes the joint application will be for the remainder of the site, and will most likely be in a Hybrid form. Numbers for the remaining site are currently looking like approximately 278 units (159 full and 119 outline), so 396 in total, but we are still going through the layout at the moment. [REDACTED]

Kind regards, Jane

Jane Turnbull
Land & Planning Coordinator

gentoohomes

DD: [REDACTED]



From: Joanne Scott [REDACTED]
Sent: 04 May 2023 13:01
To: Jane Turnbull [REDACTED]
Subject: RE: Pennywell scheme

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.

Thanks Jane.

It could possibly be going into your junk folder.

Will the joint application be for the remainder of the site ? How many units will this be ?

Rebecca was just asking what the overall number for the site was as I think it went down to 400 previously, but units on the proforma totalled 396. Regards

Joanne

From: Jane Turnbull [REDACTED]
Sent: 04 May 2023 12:46
To: Joanne Scott [REDACTED]
Subject: RE: Pennywell scheme

*****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 review the guidance at [Report Phishing](#)***** Hi Joanne,

I don't think I have received Rebecca's e-mail, I wonder if they are going into my junk folder or being held?

We are looking to submit the application Summer this year, the initial plan was to submit last year as two separate applications, but we are now looking to submit an overall joint application for the site.

Thanks,
Jane

Jane Turnbull
Land & Planning Coordinator

gentoohomes

DD: [REDACTED]



From: Joanne Scott [REDACTED]
Sent: 04 May 2023 12:08
To: Jane Turnbull [REDACTED]
Subject: Pennywell scheme

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.

Hi Jane,

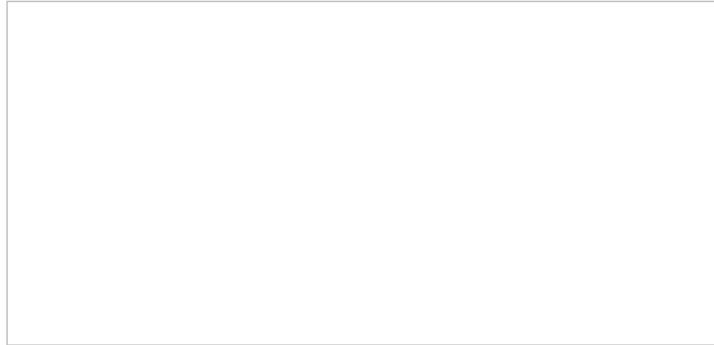
I think Rebecca e-mailed you with a query on the Pennywell unit numbers, just a quick one I hope you can answer on the same scheme.

[REDACTED], however do you have nay idea of timescales for the submission of the planning application ? as previously we recorded that it was due to be submitted Autumn 2022, any reason it wasn't submitted last year ?

With the site being within the five-year land supply we have to demonstrate its deliverability, so we need evidence to say it will come forward when we say it will.

Regards

Joanne



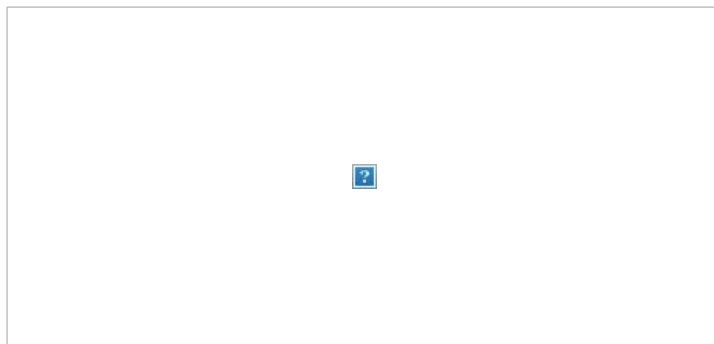
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Returned Proformas

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Andrew
Company	MacFarlane
Telephone Number	
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	Ryhope and Cherry Knowle Hospital
Planning Application no.	16/01524/HYB
SHLAA Site Ref (if known)	062
Number of remaining dwellings to build on site	543

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	257	0	30	70	100	100	60	60	26				0
Affordable Units		0	16	14	10	10							
Demolitions and or/conversion losses													
Council's reasoning for delivery	The proposed annual forecasts for 2023/24 takes into account units built out to date, outstanding units that are subject to the full consent forecast to be delivered in year 1. The remainder of the units, which are subject to the outline consent have been adjusted to 20, then 60 each year to reflect uncertainties of later phases.												
Site delivery commentary	<ul style="list-style-type: none"> The site is cleared and in Homes England ownership. 												

- The proposed roundabout access to the part of the site lying to the east of the DRLR is difficult due to the topography, the outline planning consent is to be amended seeking an alternative access. This may impact the number of deliverable units.
- The site has not yet been marketed.

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?

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
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<p>Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)</p>											
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<p>Site self/custom build deliverability commentary</p>	
---	--

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amy Ward
Company	Barratt
Telephone Number	
E-mail address	
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	Ryhope and Cherry Knowle Hospital Outlet - Cherry Tree Farm
Planning Application no.	16/01524/HYB
SHLAA Site Ref (if known)	062
Number of remaining dwellings to build on site	543 (33 remaining to be built by us)

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?
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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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	271	21	12	0	0	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The proposed annual forecasts for 2023/24 takes into account units built out to date, outstanding units that are subject to the full consent forecast to be delivered in year 3. The remainder of the units, which are subject to the outline consent have been adjusted to 60 each year to reflect uncertainties of later phases.												
Site delivery commentary	The proposed annual forecasts for 2023/24 takes into account units built out to date, and the outstanding units to be delivered by BDW only. As BDW have no control on the delivery on the remaining units, we are not in a position to comment on their 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

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	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amy Ward/Dominic Smith
Company	Barratt Developer/BDW Trading Ltd
Telephone Number	
E-mail address	
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	Burdon Lane Outlet – Doxford Green
Planning Application no.	18/00640/FUL 19/01497/HY4
SHLAA Site Ref (if known)	477c1
Number of remaining dwellings to build on site	218

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	16	16	24	24	30	30	30	30	18			
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The proposed annual forecasts take into account the assumptions as set out in the previous Annual Position Statementt which outlined delivery from 2023/24 at a rate of 30 homes per year.												
Site delivery commentary	The proposed forecast takes into account a reduced delivery rate of 0.3 dwellings per week, this is based on reduced sales rate due to ongoing economic uncertainty. The 'mini budget' announcement last year, and rising mortgage interest rates have combined to create a noticed reduction in the sales rate. This has been factored into our delivery rates as mortgage interest rates remain high, relative to their previous lows at the time of the last APS, and resultantly the projected delivery rate has been reduced.												

Self and Custom Build Delivery

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- 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

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	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amanda Stephenson
Company	Story Homes Phase 2 of the Chapelgarth Development.
Telephone Number	
E-mail address	
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 site
Planning Application no.	16/00388/HY4 20/02335/LR4 22/00151/FUL
SHLAA Site Ref (if known)	081
Number of remaining dwellings to build on site	15 plots

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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- 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?

Category A or B Site	A -113 Dwellings
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035 and beyond
Market units	63	17	21											
Affordable Units	0	12	0											
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the discussions and forecasts as set out in the 2021/22 APS when phasing out the remaining units.													
Site delivery commentary	Site progressing well and anticipating site completion in September 2024.													

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

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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?

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037 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															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Chris Dodds
Company	Gleeson Homes Ltd
Telephone Number	
E-mail address	
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	High Ford Estate, Flodden Road
Planning Application no.	11/01794/FUL

SHLAA Site Ref (if known)	106
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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	285	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery													
Site delivery commentary	All units complete by end of December 2022.												

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?

	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Chris Dodds
Company	Gleeson Homes Ltd
Telephone Number	
E-mail address	
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	Hetton Downs Phase 2
Planning Application no.	17/02178/FU4
SHLAA Site Ref (if known)	328
Number of remaining dwellings to build on site	15

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	82	19	0	0	0	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery													
Site delivery commentary													

Self and Custom Build Delivery

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- Yes, the site is available for self build serviced plots
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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?

	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers/Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land at North Road
Planning Application no.	17/00806/REM
SHLAA Site Ref (if known)	138
Number of remaining dwellings to build on site	157

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	122	30	20	25	25	25	25	5	0	0	0	0	0
Affordable Units	23												
Demolitions and or/conversion losses													
Council's reasoning for delivery	The proposed annual forecasts for 2023/24 has been revised to take into account remaining units to be built out, based on the same annual build out rate as previous years.												
Site delivery commentary	We currently have a planning application submitted pending determination to remix 127 of the 300 permitted units under the extant consent. The remix is in essence to replace 127 large executive Charles Church properties with a greater number of Persimmon standard market 2,3 and 4 bed properties. The application is nearing determination but committee date is now deferred until post purdah.												

Of the 173 plots being build under the extant permission 17no. are due to be completed in 2023/24. The above trajectory assumes the build of the current consent (as it must) however no further plots will be commenced until decision is known (post purdah), this gives circa 6 month period from a standing start in respect to build and as such an additional 13 completions is listed (17 + 13 = 30 completions in 2023/24).

The trajectory has thereafter been adjusted to reflect that, on assumption of build out current consent, that the plots to be sold are larger executive Charles Church product which will be sold/purchased as a slower rate that the site has historically achieved due to lower market demand for this product type. Accordingly a rate of 20p.a. is assumed for 2024/25 and 25p.a. 2025/26 – 2029/30. The reduced 2024/25 rate is considerate of current market climate and affordability issues which is anticipated to constrain sales for next two years.

If the remix application is approved this would facilitate delivery of Persimmons 2, 3 and 4 bed product which will be expected to sell at a faster rate than is reported above for the Charles Church product.

Self and Custom Build Delivery

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- 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

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	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2034 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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers/Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Black Boy Road land at (Site A)
Planning Application no.	16/02123/OU4 (Outline) 19/01826/REM (approved)
SHLAA Site Ref (if known)	128
Number of remaining dwellings to build on site	112

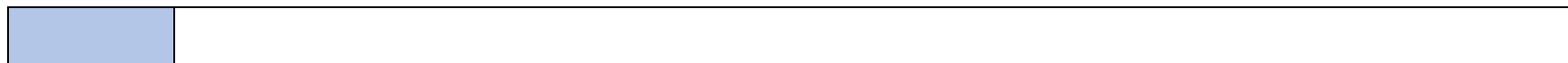
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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Full consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	24	21	25	30	30	0	0	0	0	0	0	0	0
Affordable Units	7	4											
Demolitions and or/conversion losses													
Council's reasoning for delivery	First completions recorded in 22/23, similar build rates to the previous year have been forecast for future years.												
Site delivery commentary	Slightly slower rate of sales assumed for 2023/24 and 2024/25 owing to market climate and mortgage affordability concerns. Completion rate returning to historic levels of 30p.a. in 2025/26 thereafter												



Self and Custom Build Delivery

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- 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
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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?

	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers/Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Willow Farm land to south, Ryhope (North)
Planning Application no.	16/01502/OU4 20/00911/LR4
SHLAA Site Ref (if known)	426A
Number of remaining dwellings to build on site	450

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).

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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?

Category A or B Site	A
Cat A/B Sub Categories	Full consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	27	37	46	47	46	46	46	46	46	29	0	0
Affordable Units		3	3	4	3	4	4	4	4	4	1		
Demolitions and or/conversion losses													
Council's reasoning for delivery	The delivery output of 50 units per annum as outlined above and as agreed in the previous version of the Annual Position Statement. It was expecting that 25 units would have been built out in 2022/23, however according to Council records no units appear to have been built out, therefore, these have been phased for future years.												
Site delivery commentary	Anticipated 30 completions in 2023/24 increasing to 40 in 2024/25 owing to market uncertainty and mortgage affordability concerns. Sales rate to return to normal 50p.a. 2025/26 onwards												



Self and Custom Build Delivery

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- 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

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	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers/Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Heritage Green - Rear of Bee Hive Pub, Coaley Lane
Planning Application no.	15/00815/HYB 17/02445/FUL
SHLAA Site Ref (if known)	417
Number of remaining dwellings to build on site	10

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	283	8	0	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The site has consistently delivered since being included in the Annual Position Statement, the figures above include the remaining dwellings to be delivered in 2023/24.												
Site delivery commentary	Site to be sold out and completed 2023/2024												



Self and Custom Build Delivery

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- Yes, the site is available for both self and custom build serviced plots
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	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers/Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
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

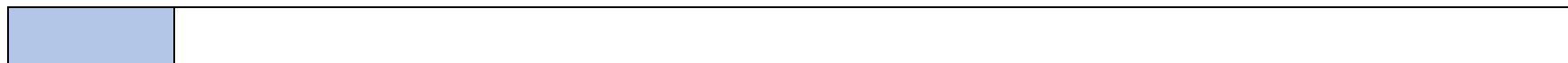
Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table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

Category A or B Site	B
Cat A/B Sub Categories	Brownfield Register
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	30	30	30	30	30	30	72
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	As per previous year, the site is still awaiting the granting of full consent, as such completions are not expected until year 4.												
Site delivery commentary	Persimmon Homes have recently indicated to SCC that in order for the site to be viability delivered then circa £6m of grant funding is required to make the site stack commercially. Persimmon therefore consider that, without concrete assurances that funding is achievable, no reliance upon the site to achieve 5YLS should be attributed to this site.												



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 any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers/Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Philadelphia Complex
Planning Application no.	14/00538/HYB (Hybrid) 17/02246/REM 19/00804/REM (approved)
SHLAA Site Ref (if known)	330A
Number of remaining dwellings to build on site	430

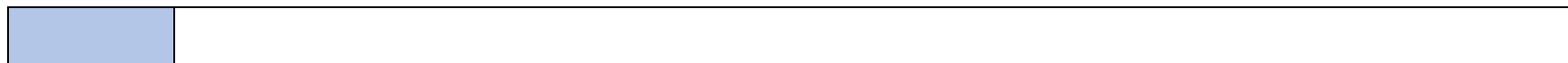
Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table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

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Full Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	19	30	350	40	40	40	40	40	40	40	40	40	8
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	According to Council records there were 22 units completed in the financial year to February 2023. In the previous year Annual Position Statement, it was projected that there would 40 units per annum over the 5-year deliverable period.												
Site delivery commentary	Sales rate reduction applied to delivery in 2023/24 and 2024/25 due to market uncertainty and mortgage affordability concerns. Rates pick back up to previously reported normal sales rate of 40p.a. 2025/26 thereafter												



Self and Custom Build Delivery

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- Yes, the site is available for self build serviced plots
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- 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

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	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers/Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
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	119

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	102	40	40	40	9	0	0	0	0	0	0	0	
Affordable Units	19												
Demolitions and or/conversion losses													
Council's reasoning for delivery	Through the 2021/22 Annual Position Statement (APS) the number of completions yielded was higher than forecast, and the 2022/23 completions indicate high completion rates, 78, over the financial year to february 2023. The previous version of the APS outlined delivery rates of 40 per annum. This output rate is incorporated above.												
Site delivery commentary	Silksworth site is slightly better situation with good forward sales position allowing maintenance of previously reported sales rates.												

Self and Custom Build Delivery

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- 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

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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?

	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Hannah Woodall (agent)
Company	
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	Agent acting on behalf of a developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Amberley and Harrogate Street
Planning Application no.	22/00970/FU4
SHLAA Site Ref (if known)	163
Number of remaining dwellings to build on site	103

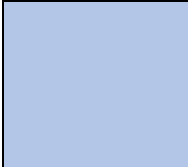
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- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0				0	0	0	0	0	0	0	
Affordable Units			12	48	43								
Demolitions and or/conversion losses													
Council's reasoning for delivery	The completions have been forecast for the 2024/25 financial year to reflect the predictions in the 2022 APS.												
Site delivery commentary	Require planning approval, anticipated June. Tenders have been returned and a review is ongoing. Need to ensure the scheme is financially viable. Arranging for services to be disconnected on site ready for works to commence. Thirteen have acquired all land. Party wall notices												



need to be issued to adjoining owners. Roads to be stopped up. Planning pre-commencement conditions to be discharged. Site has been cleared.

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

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	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Katherine Temple
Company	
Telephone Number	
E-mail address	
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.	N/A

Site Details	
Site Address	Burdon Road/ Hall Farm Road/ land at
Planning Application no.	13/00799/FUL
SHLAA Site Ref (if known)	356
Number of remaining dwellings to build on site	7

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	102	7	0	0	0	0	0	0	0	0	0	0	0
Affordable Units	n/a												
Demolitions and or/conversion losses	n/a												
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed to April 2023, when phasing out the remaining units.												
Site delivery 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
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	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Stephen Litherland
Company	Private
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
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 (approved) 21/00561/REM (pending)
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).

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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?

Category A or B Site	B
Cat A/B Sub Categories	Allocated Saved UDP Site/Outline Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	10	30	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The reserved matters application is still pending, as such in line with previous years, the development contributes to delivery from year 4.												
Site delivery 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.

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	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Katie Rumble/Dale Morris
Company	Hellens/Esh
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land north east of Mount Lane, Springwell Village
Planning Application no.	20/01754/FUL
SHLAA Site Ref (if known)	407c
Number of remaining dwellings to build on site	55

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed cosent/Allocated CSDP Site
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	20	50	5	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The 2022/23 APS outliend 25 completions for financial year 2022/23, according to the latest information held by the Council only 20 were built out, to 28/02/2023. The phasing schedule above, takes into account the phasing wihtin the previous Annual Position Statement, with minor ammendments to delivery in 2024/25.												
Site delivery 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?

	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amanda Stephenson
Company	Story Homes
Telephone Number	
E-mail address	
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 to the west of Waterloo Road, Usworth (South)
Planning Application no.	None at present
SHLAA Site Ref (if known)	463A
Number of remaining dwellings to build on site	214 (not yet started)

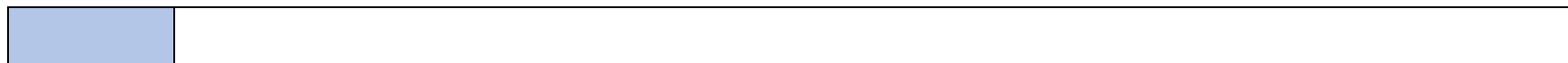
Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table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

Category A or B Site	B
Cat A/B Sub Categories	Allocated CSDP Site
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	39	44	44	44	43	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	In line with the 21/22 Annual Position Statement the first completions have been forecast for year 4.												
Site delivery commentary	Contractual matters progressing and various surveys being undertaken on site. Planning application being prepared with a proposed submission in winter 2023.												



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?

	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Chris Haggon
Company	Taylor Wimpey
Telephone Number	
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	Land adjacent to Herrington Country Park
Planning Application no.	20/02027/HE4
SHLAA Site Ref (if known)	465
Number of remaining dwellings to build on site	440

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Permitted site
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	10	40	40	40	40	40	40	40	40	40	30	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The forecast has taken into account the previous Annual Position Statement with delivery now forecast for year 1.												
Site delivery 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

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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?

	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Claire Oshea/Lea Smith
Company	Karbon Homes
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Hylton Skills Campus, North Hylton Road
Planning Application no.	19/01427/FU4
SHLAA Site Ref (if known)	563
Number of remaining dwellings to build on site	45

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	60 (62)	45 (43)	0	0	0	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The site appears to have completed 51 units in the financial year to 28.02.2023 according to Council records. The remaining 45 units have been assigned to financial year 23/24.												
Site delivery commentary	Added in bold to show current completions prior to April 2023 and forecast completion profile for the outstanding units. All units are affordable.												



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?

	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Claire Oshea/Lea Smith
Company	Karbon Homes
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Albany Park
Planning Application no.	19/01252/FUL
SHLAA Site Ref (if known)	258
Number of remaining dwellings to build on site	73

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).

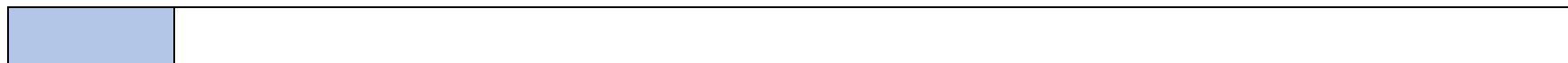
When completing a site’s deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	3 (13)	61 (59)	12 (0)	0	0	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	Completions are forecast in line with the information set out in the previous Annual Position Statement.												
Site delivery commentary	Added in bold to show current completions for 2023 and forecast completion profile for the outstanding units. All units are affordable.												



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?

	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Chris Haggon
Company	Taylor Wimpey/ BDW
Telephone Number	
E-mail address	
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 to the North of Stone Cellar Road
Planning Application no.	22/00137/FU4
SHLAA Site Ref (if known)	567
Number of remaining dwellings to build on site	49

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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- 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?

Category A or B Site	B
Cat A/B Sub Categories	Allocated CSDP Site
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	20	29	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The completions have been forecast for the 2024/25 financial year to reflect the predictions in the 2022 APS.												
Site delivery 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?

	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Stephen McCoy
Company	Adderstone Living Ltd
Telephone Number	
E-mail address	
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 South of Redburn Row, Houghton-le-Spring
Planning Application no.	21/00483/FUL
SHLAA Site Ref (if known)	654
Number of remaining dwellings to build on site	45

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units			0	0	0	0	0	0	0	0	0	0	
Affordable Units	33	12											
Demolitions and or/conversion losses													
Council's reasoning for delivery	100% affordable scheme fully complete June 23												
Site delivery 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?

	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo Homes
Telephone Number	
E-mail address	
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	Doxford Park Phase 6
Planning Application no.	18/00438/FUL
SHLAA Site Ref (if known)	504
Number of remaining dwellings to build on site	65

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	35	25	30	0	0	0	0	0	0	0	0	0	0
Affordable Units		10											
Demolitions and or/conversion losses													
Council's reasoning for delivery	The scheme was forecast to build out 42 units in 22/23, however, only 35 have been built out to date. The remaining units have been phased to later years, taking into account the previous year Annual Position Statement.												
Site delivery 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

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	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo Homes
Telephone Number	
E-mail address	
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	Coaley Lane, Land south of
Planning Application no.	13/00799/FUL
SHLAA Site Ref (if known)	367
Number of remaining dwellings to build on site	11

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	104	11	0	0	0	0	0	0	0	0	0	0	0
Affordable Units	13												
Demolitions and or/conversion losses													
Council's reasoning for delivery	The proposed annual forecast reflects the fact that only 11 units remain to be built out. Consequently, given the strong delivery in previous years these 11 are expected in year 1 as outlined above.												
Site delivery commentary													

Self and Custom Build Delivery

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- 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

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	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo Homes
Telephone Number	
E-mail address	
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	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	45

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	54	27	18	0	0	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	Completions recorded for 22/23 were lower than anticipated. Therefore, the phasing has been lowered. Notwithstanding this the scheme is still scheduled to be completed in year two as indicated above.												
Site delivery commentary													

Self and Custom Build Delivery

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- 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

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	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo Group and Gentoo Homes
Telephone Number	
E-mail address	
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	Phases 1-6, Chester Road
Planning Application no.	18/00255/FU4
SHLAA Site Ref (if known)	107
Number of remaining dwellings to build on site	342

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	54	27	30	37 (30)	30	30	30	30	30	17			
Affordable Units				30	51								
Demolitions and or/conversion losses													
Council's reasoning for delivery	The delivery outlined above, broadly corresponds to the phasing as outlined in the Annual Position Statement 2022/23.												
Site delivery 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

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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?

	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo Group
Telephone Number	
E-mail address	
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	Hylton Lane/Blaydon Ave, Hylton Lane
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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Full planning consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Units	0	71	0	0	0	0	0	0	0	0	0	0	0
Demolitions and or/conversion losses													
Council's reasoning for delivery	The completions are forecast for year 1 (2023/24) as anticipated in the previous version of the Annual Position Statement and to align to Gentoo's affordable housing programme.												
Site delivery 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

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	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo Group
Telephone Number	
E-mail address	
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	Land North of Eastbourne Square
Planning Application no.	20/01208/FUL
SHLAA Site Ref (if known)	243
Number of remaining dwellings to build on site	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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Units	24	0	0	0	0	0	0	0	0	0	0	0	0
Demolitions and or/conversion losses													
Council's reasoning for delivery	Now all built out.												
Site delivery commentary													

Self and Custom Build Delivery

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	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

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

Site Details	
Site Address	Land at Keighley Avenue
Planning Application no.	20/01181/FUL
SHLAA Site Ref (if known)	745
Number of remaining dwellings to build on site	41

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units	0	41	0	0	0	0	0	0	0	0	0	0	
Demolitions and or/conversion losses													
Council's reasoning for delivery	Completions were expected on the site in 22/23, however, to date, no completion appear to be have been built out. Therefore, the site has been forecast for all completions in year 1.												
Site delivery 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?

	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

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

Site Details	
Site Address	Former Carley Hill School
Planning Application no.	21/02679/FU4
SHLAA Site Ref (if known)	104
Number of remaining dwellings to build on site	115

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Units	0	0	73	42	0	0	0	0	0	0	0	0	0
Demolitions and or/conversion losses													
Council's reasoning for delivery	As permission was granted in the 22/23 financial year, the completions have been forecast for the 2024/25 financial year to count for lag times between permission and completions.												
Site delivery 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?

	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

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

Site Details	
Site Address	Land at Fulwell Quarries
Planning Application no.	21/02676/OU4
SHLAA Site Ref (if known)	175
Number of remaining dwellings to build on site	110

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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- 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?

Category A or B Site	B
Cat A/B Sub Categories	Allocated CSDP Site
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Units	0	0	0	30	50	30	0	0	0	0	0	0	0
Demolitions and or/conversion losses													
Council's reasoning for delivery	The completions have been forecast for the 2025/26 financial year to reflect the predictions in the 2022 APS.												
Site delivery 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.

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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?

	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

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

Site Details	
Site Address	Cragdale Gardens
Planning Application no.	20/01360/FUL
SHLAA Site Ref (if known)	440
Number of remaining dwellings to build on site	86

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Units	0	0	56	30	0	0	0	0	0	0	0	0	0
Demolitions and or/conversion losses													
Council's reasoning for delivery	As permission was granted in the 22/23 financial year, the completions have been forecast for the 2024/25 financial year to count for lag times between permission and completions.												
Site delivery 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?

	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											

Sunderland City Council: Annual Position Statement 2023

BDW Response

Barratt David Wilson Homes North East (BDW) welcome the opportunity to provide our views on Sunderland's Annual Position Statement 2023. BDW is the largest housebuilder in the UK, and are a key player within Sunderland City Council's (SCC) housebuilding economy.

BDW have two sites to provide delivery details for within the attached proforma; Ryhope and Cherry Knowle Hospital (SHLAA Ref: 062) and Doxford Green (SHLAA Ref: 477c1). Our comments with regard to our anticipated delivery for the two sites are set out below.

Ryhope and Cherry Knowle Hospital

We have forecast 21 units to be completed in 2023-2024, as this is the remaining amount of consented units BDW have on this site. The proforma received by BDW included provision for the remainder of the units included on the outline consent, but as BDW do not control this consent, we have no impact over their delivery.

Consequently, we consider that the remaining units should not be considered part of the trajectory. The comments within the proforma stated: *"The remainder of the units, which are subject to the outline consent have been adjusted to 60 each year to reflect uncertainties of later phases."*

The remainder of the units are within the control of Homes England. As was agreed with SCC in our correspondence last year, the timescales for delivery of the Homes England units are optimistic. It remains the case the Homes England have not marketed the site, not has Reserved Matters consent been granted, resultantly for the proforma to include the delivery of homes in 25/26 remains incredibly optimistic. It is the view of BDW, based on our experience with Homes England, as the successful bidders on the last 2 major sites HE have marketed in the North East, that it takes on average 4.75 years from date of initial marketing to 1st completion. We would recommend the figures for the Homes England land reflects this period of time. This would lead to first completion falling into 29/29 were the site marketed tomorrow.

In line with the NPPF, development sites must only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. PPG sets out with regard to deliverable sites:

evidence, to demonstrate deliverability, may include:

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*

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

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 such 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'*.

BDW do not believe that the APS includes clear evidence for the inclusion of the wider Homes England site at Cherry Knowle within the 5YLS, as set out above.

[Doxford Green - Ryhope](#)

With regard to Doxford Green, we have projected future delivery based actual sales rates data over a 6 month period, currently at 0.3 reservations per week. This reduced delivery rate reflects the reduced sales data as a result of 'mini budget' announcement last year, alongside rising mortgage interest rates combining to create a noticed reduction in the sales rate.

This has been factored into our delivery rates as mortgage interest rates remain high, relative to their previous lows at the time of the most recent position statement. Indeed, our national sales rate has seen a 0.3 reduction to 0.55 reservations per week; demonstrating that the reduced sales rate is reflective of national trends.

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	
Company	Bellway
Telephone Number	
E-mail address	
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	Burdon Road/Hall Farm Road, land at
Planning Application no.	21/01544/FU4
SHLAA Site Ref (if known)	477d
Number of remaining dwellings to build on site	60

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	14	36	4	0	0	0	0	0	0	0	0	
Affordable Units	0	6	0	0	0	0	0	0	0	0	0	0	
Demolitions and or/conversion losses													
Council's reasoning for delivery	The site has full planning consent in place. Based upon the SHLAA methodology units are forecast for year 2, with all units complete within the five-year period.												
Site delivery commentary	Bellway Completed on the site in December 2021, and are now the sole owner of the site; there are no ownership issues affecting the current delivery. Construction began on site clearance and roads and sewers in Spring 2022. The majority of the site infrastructure of drainage has now been installed and the first units almost built. It is expected that first occupations will take place in summer 2023. Whilst issues with the												

	<p>supply chain still remain, affecting materials and labour supply, it is expected that the above delivery rates can be achieved. The site is actively being marketed by Bellway Homes, with the presence of an onsite show home and sales area complete in the coming weeks.</p>
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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?

	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											

Appendix 6: Average build rates by site (2015-2023)

SHLAA Ref	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	Grand Total	Average Build Rate
100	15								15	15
101		48	30						78	39
101A			8						8	8
106	21	51	32	36	42	33	19		234	33
107								31	31	31
109				33	26				59	30
110				24					24	24
112				35	48	34			117	39
115	12	1	32	32					77	19
118			5	2	1				8	3
120			22						22	22
121	29								29	29
128								31	31	31
131		2	1	2					5	2
138					29	40	38	41	148	37
142						32			32	32
147				75					75	75
150			17						17	17
154A						27	37		63	32
160E			75						75	75
168E	6			3					9	5
193	32	30	17						79	26
193A			7						7	7
240		12							12	12
243								23	23	23
248	39	2							41	20
258								10	10	10
280		14	39	44	31				128	32
288		17	21	1					39	20
292	29	27	1						57	29
302		7							7	7
324					2	2	3		7	2
328						18	28	46	92	31
330					4	9		24	37	12
333			1	4	1				6	2
339	27	24	4						55	27
341		4	45	21					70	23
342						2	51	87	140	47
355		40	57	30	17				144	36
355A			2						2	2

356					15	26	26	30	97	24
367					12	25	37	41	115	29
37		21							21	21
380					46				46	46
407c								23	23	23
413								39	39	39
417	0	9	43	73	27	40	57	33	282	40
421								2	2	2
422	0	2	43	20	1	0			66	22
422A	0	0	14	0	0	0			14	14
435E	102								102	102
443	5								5	5
454	93	70	69	33	42	24			331	55
46		5		2					7	4
462	7	24	50	8					89	22
468						13	56	69	138	46
469					19				19	19
476	21	21							42	21
503E	17		20						37	18
505	12	41	39	46	16				154	30
511	10								10	10
517		12							12	12
518								16	16	16
531			1						1	1
537					10				10	10
565						1	16	25	42	14
56					28	20			48	24
570				4	6	3			13	4
61	16	54	34	29	37	26	15		211	30
62				4	84	75	53	43	259	52
628E		79							79	79
630		22		12					34	17
630A			89						89	89
654								1	1	1
663			5						5	5
664		4	2						6	3
680								1	1	1
681			6						6	6
682					1				1	1
687				2	7				9	9
695								1	1	1
70			3	31	13				47	16
700				8					8	8
711						11			11	11

724								1	1	1
729					2	7			9	5
732						5	44	0	49	25
733								18	18	18
71	28	28	48	34	38				176	35
74	41	89	50	37					217	54
81				5	33	48	64	99	249	50
86						38	58	18	114	38
87						13			13	13
96E	4								4	4
725							29		29	29
91							11	26	37	19
107							23		23	23
197							20	34	54	27
504							7	22	29	19
744							3	7	10	5
747							8	5	13	7
761							10	10	20	10
765								8	8	8
563							9	60	69	35
169							9	8	17	9
98							38	14	52	26
Grand Total	843	786	955	705	657	589	781	949	6265	

Appendix 7: Average lag times during various stages of the planning process

Average lag time from validation of application to grant of planning permission

Ref No	Site Name	Validation Date	Decision Date	Lag Time No.	Ref App No's
037	24-26 Stockton Road	03.10.23	26.02.14	4 Mths	13/02786/FUL
046	Angram Drive, Grangetown	22.04.09	10.07.09	3 Mths	09/01165/VAR
056	High Usworth School, Well Bank Road	22.12.16	14.06.17	6 Mths	16/02266/FU4
061	Former Lambton Cokeworks Site (Elba Park)	30.06.09	24.12.09	6 Mths	09/02328/REM
062	Ryhope and Cherry Knowle Hospital	26.08.16	26.06.17	10 Mths	16/01524/HYB
070	Site of Foundry (The Forge, Pallion)	06.01.16	21.09.16	8 Mths	15/02375/FUL
074	Murton Lane, Easington Lane	12.06.06	23.04.10	46 Mths	06/02209/FUL
081	Chapelgarth Site (Phase 1)	22.12.16	17.05.17	5 Mths	16/00388/HY4 16/02356/LR4
081	Chapelgarth Site (phase 2)	03.08.20	03.12.20	4 Mths	16/00388/HY4 20/01323/LR4
081	Weymouth Road Chapelgarth (Phase 3)	26.01.21	21.05.21	4 Mths	16/00388/HY4 21/00142/LR4
086	Former Easington Lane Primary School	09.11.18	02.05.19	6 Mths	18/01963/FU4
087	Former Dubmire Primary School	11.12.18	02.04.19	4 Mths	18/02002/FU4
098	Ayton Village Primary School, Dunlin Drive, Ayton	12.09.18	18.12.19	15 Mths	19/01484/FU4
100	Ethel Avenue/Brewer Terrace, Ryhope Village	01.08.12	15.02.13	6 Mths	12/02259/FUL

101	Downhill Phase 1+2, Downhill	03.02.15	15.09.15	7 Mths	15/00123/FUL
106	High Ford Estate, Flodden Road	10.06.11	25.10.12	16 Mths	11/01794/FUL
107	Phases 1-6, Chester Road	22.02.18	28.06.19	16 Mths	18/00255/FU4
109	Glebe Parkway	22.06.16	23.11.16	5 Mths	16/01045/FUL
110	Starks Builders Yard, Hunter Street	12.12.16	10.03.17	3 Mths	16/02259/FUL
112	Site of former Broomhill Estate.	15.11.12	19.12.13	13 Mths	12/03140/FUL
115	Holmelands, land adjacent to - Hawthorn Street	21.01.15	02.09.15	8 Mths	14/02833/FUL
118	Belford House, Ashcroft and Belford Close	16.11.15	26.02.16	3 Mths	15/01804/FU4
120	St Hilda's Church, School and adjacent land	01.07.14	30.09.14	2 Mths	14/01525/LP4
121	Newcastle Road Baths	14.08.13	07.03.14	7 Mths	13/02388/FUL
128	Land at Black Boy Road	28.10.19	Feb-21	16 Mths	19/01826/REM
131	Southern House Farm, land at – North Road	22.02.11	18.04.11	2 Mths	10/02420/FUL
138	Land at North Road5	24.08.12	29.07.16	47 Mths	11/02362/OUT
142	Former Chilton Moor Cricket Club, Black Boy Road	13.02.19	14.06.19	4 Mths	19/00253/FUL
147	Site of Greenway House, Nookside	08.11.16	31.03.17	4 Mths	16/02081/SU4
150	Land adjacent Newbottle Primary School and Former Community Centre, Houghton Road	27.06.16	05.10.16	4 Mths	16/01097/FU4
154A	Seaburn Camp, Whitburn Road	13.04.18	29.04.19	12 Mths	18/00609/FU4
160	East of Silksworth Lane, High Newport	06.07.15	28.10.15	3 Mths	15/01072/FU4

193	SIG Combibloc Limited, Blackthorn Way	06.09.12	07.12.12	3 Mths	12/02556/REM
197	Land to the east of former Broomhill Estate	16.01.18	05.09.19	18 Mths	18/00075/FUL
243	Land North Of Eastbourne Square	17.07.20	Nov-20	4 Mths	20/01208/FUL
248	Emerson House, Emerson Road	01.08.12	22.01.13	5 Mths	12/01651/REM
258	Land Off Spout Lane	31.07.19	Nov-20	16 Mths	19/01252/FUL
280	Former Shiney Row Centre, Success Road	12.06.15	02.10.15	4 Mths	15/01226/REM
292	Lisburn Terrace, land at	25.03.11	08.06.11	3 Mths	11/00982/REM
324	Land to the East of Durham Road and Tudor Grove	06.08.14	03.06.15	10 Mths	14/01638/FUL
328	Hetton Downs Phase 2	13.02.18	18.04.19	14 Mths	17/02178/FU4
330A	Philadelphia Complex (affordable)	18.03.14	10.06.16	26 Mths	14/00538/HYB
330A	Land at Philadelphia Complex (market)	21.05.19	Feb-21	21 Mths	19/00804/REM
333	Fletcher Terrace, land at (Lumley Crescent)	20.03.14	12.06.14	3 Mths	14/00194/OUT
339	Land at Gillas Lane (rear of Lingfield)	25.06.13	25.04.14	10 Mths	13/01617/FUL
341	Redburn Row, Land to the North of	16.07.14	12.05.16	22 Mths	14/01647/FUL
342	Land at Mill Hill, Silksworth Road	18.01.19	15.11.19	10 Mths	18/01877/REM
355	Rushford Phase 2, Ryhope	02.09.15	21.01.16	4 Mths	15/01789/SUB
356	Burdon Road/Hall Farm Road, land at	25.04.13	19.09.18	65 Mths	13/00799/FUL
367	Coaley Lane, Land South of	11.01.17	15.02.18	13 Mths	16/02357/FUL

380	Grangetown Autos and land to the South East side of Ryhope Road	23.10.15	08.08.16	10 Mths	15/01629/OU4
407C	Land North of Mount Lane	23.09.20	May-21	8 Mths	20/01754/FUL
413	Seaburn Amusements, Whitburn Road	06.11.19	10.03.20	4 Mths	16/02056/HY4 (Hybrid) 19/01750/LR4
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	01.06.15	14.03.16	9 Mths	15/00815/HYB
421	Quarry House Lane	26.08.16	02.02.18	18 Mths	16/01541/FUL
422	Markle Grove, land to East, East Rainton	12.02.16	13.04.16	2 Mths	16/00216/REM
439	Land at Cricklewood Road	17.07.20	Nov-20	4 Mths	20/01205/FUL
454	Teal Farm North	07.03.12	15.10.13	19 Mths	12/00333/FUL
462	Hetton Downs Phase 1	20.02.14	31.10.14	8 Mths	14/00136/FUL & 14
468	Land North of Blackthorn Way	13.06.19	30.10.19	4 Mths	19/00963/FUL
469	Site of former Kentmere House	04.12.17	07.03.18	4 Mths	17/02296/FUL
472	Former Hetton Community Centre	21.05.14	13.08.14	3 Mths	14/00768/LP4
504	Doxford Park Phase 6	09.04.18	13.06.19	14 Mths	18/00438/FUL
505	Doxford Park Phase 5	31.05.13	05.03.14	10 Mths	13/01337/FUL
511	Land at Burdon Lane, West of Bevan Avenue	24.11.11	05.07.12	8 Mths	11/03345/SUB
517	Former Castletown Workmen's Club, Castle View	02.04.12	09.09.13	17 Mths	12/00135/FUL

531	Council Yard, North Street, Silksworth	06.09.11	01.11.11	2 Mths	11/01908/FUL
563	Hylton Skills Campus	23.09.19	20.02.20	5 Mths	19/01427/FU4
565	Pheonix Tower Business Park, Castletown Way	18.05.18	31.10.18	5 Mths	18/00823/REM
570	Land at Station Road, Penshaw	24.08.17	16.05.18	9 Mths	17/01610/FU4
628	Former London Inn, Spout Lane	04.07.14	03.10.14	3 Mths	14/01589/FUL
630	Land Adjacent to Saint Luke's Road	25.10.13	28.11.14	13 Mths	13/02903/FUL
654	Land at South of Redburn Row	03.03.21	03.12.21	9 Mths	21/00483/FUL
656	Cassaton House, Fawcett Street	05.09.16	23.11.16	2 Mths	16/01640/VAR
657	15-17 John Street	21.07.15	01.10.15	3 Mths	15/01265/FU4
658	Phoenix House, Union Street	30.03.15	10.06.15	3 Mths	15/00357/FUL
661	12 Fawcett Street	01.03.16	25.04.16	1 Mth	16/00357/FUL & 14/01962/FUL
662	18 John Street	12.01.15	01.04.15	3 Mths	15/00041/FUL & 15/00040/FUL
663	Former East Herrington Library, Farringdon	08.01.16	24.03.16	2 Mths	15/02298/FU4
664	North Moor Farm Cottages, Farringdon	23.03.15	10.06.16	15 Mths	15/00212/FUL
679	18-19 Murton Street	02.09.16	14.12.16	3 Mths	16/01556/FUL
680	Land opposite the Mews, Redworth Row	25.03.21	20.05.21	2 Mths	21/00685/REM
681	Community Hall, Lily Street	29.02.16	25.04.17	14 Mths	16/00211/FUL
682	Land at Front Road/Saint Luke's Terrace	25.01.16	03.05.17	16 Mths	16/00078/FUL
683	20 Murton Street	24.03.16	08.07.16	4 Mths	16/00364/FUL

684	32 Frederick Street, City Centre	17.03.16	23.05.16	2 Mths	16/00377/FUL
685	13 Holmeside, City Centre	29.01.16	08.06.16	7 Mths	16/00031/FUL
686	11 Saint Thomas Street, City Centre	21.12.16	15.02.17	2 Mths	16/02279/FUL
687	Former Hylton Castle Library, Cranleigh Road	03.03.17	26.04.17	1 Mth	17/00427/FU4
689	Weardale House, Washington	05.09.16	27.10.16	1 Mth	16/01647/PCJ
693	Former Cheadle Centre, Caithness Road	15.01.18	03.07.18	6 Mths	17/02446/FU4
695	Stanley Terrace, Chester Road	21.09.17	31.01.18	4 Mths	17/00866/LP3
698	Former Hendon Gardens Hotel	02.03.17	31.05.17	2 Mths	17/00098/FUL
699	Upper Floors 18 Fawcett Street	17.03.17	12.05.17	2 Mths	17/00068/FUL
700	Close Street, Millfield	03.05.17	28.06.17	1 Mth	17/00554/FUL
701	67 John Street	17.03.17	02.11.17	8 Mths	16/02216/FUL
705	2 Grange Crescent	31.05.17	18.08.17	3 Mths	17/01106/FUL
706	Mayholme, 31 Sea View Road	24.07.17	22.09.17	2 Mths	17/01414/FUL
724	Former Sunderland High School	23.04.19	07.08.19	4 Mths	19/00608/FUL
725	Camrex House	23.05.18	01.11.18	6 Mths	18/00825/FUL
729	Sunderland Church High School, Mowbray Road	19.04.18	20.08.18	4 Mths	18/00485/FDC
732	Avenue Vivian and Rose Avenue	26.06.19	02.10.19	4 Mths	19/00974/FUL 20/00566/VAR 20/00704/VAR
733	The Inn Place, Knollside Close	16.05.18	07.10.19	17 Mths	18/00749/FUL 2 0/00165/VAR
738	1-12 Elmwood Square	22.11.18	02.08.19	9 Mths	18/01910/FUL

744	Land at Prestbury Road	12.08.20	Nov-20	3 Mths	20/01414/FUL
745	Land at Keighley Avenue,	09.07.20	Nov-20	4 Mths	20/01181/FUL
761	Site Of Former Adey Gardens Care Home	25.07.17	Jun-18	11 Mths	17/01444/SUB
765	Site of 1-4 Rotherfield Square	04.02.20	13.08.21	18 Mths	19/01495/FUL
Average lag times				8.5 Months	

Average lag time from approval at Planning Committee to signing of S106 Agreement

App Ref	Site	Description	Committee Date	Date Decision issued	Difference (Weeks)
21/01825/FU4	Princess of Wales Centre, Hylton Road	Demolition of existing building and erection of 18no bungalows for supported living and 1no bungalow for accommodation of up to three members of staff (including overnight accommodation); including felling of trees and modifications to the access onto Hylton Road	01.08.2022	30.09.2022	10
21/02676/OU4	Land north of Emsworth Road, Carley Hill, Sunderland	Outline application for residential development - Class C3 - Up to 110 Units (All Matters Reserved)	13.06.2022	18.08.2022	10
21/02550/FUL	Former Site Of Coutts And Findlater Ltd Hudson Road Sunderland SR1 2LJ	Erection of 16 No. x 1 bed bungalows for older people - social housing within the city	11.04.2022	08.11.2022	31

21/02938/FD4	Sunderland City Council Civic Centre Burdon Road Sunderland SR2 7DN	Demolition of Civic Centre, car park and associated buildings and structures, including footbridge across Burdon Road, and the redevelopment of the site for up to 265 residential dwellings/apartments with associated vehicular and pedestrian accesses, parking, landscaping, infrastructure and engineering works and the removal of, and works to, various trees (amended plans and Supplementary Environmental Statement received).	11-Apr-22	19-Apr-22	1
21/02679/FU4	Land North Of Emsworth Road Sunderland	Erection of 115no residential dwellings (Class C3).	28 March 2022	07 July 2022	14
21/01969/FU4	Land At Station Road Penshaw Houghton-le-Spring	Construction of three storey building to provide 72 apartments, including parking and turning space and restoration of walled garden.	04-Jan-22	31-Mar-22	12
21/01544/FU4	Land At Burdon Lane Burdon Lane Burdon Sunderland	Erection of 60. No dwellings with access, landscaping, SuDS, SANGS and associated infrastructure on land at Burdon Lane, Ryhope. (Amended Drawings received 05.10.2021).	01-Nov-21	23-Feb-22	16
21/00483/FUL	Land South Of Redburn Row Redburn Row Houghton-le-Spring	Development of 45no dwellings (Use Class C3), with associated car parking, landscaping and infrastructure (additional ecology information submitted).	31-Aug-21	03-Dec-21	13

21/00225/FU4	Land North Of St Marys Way/Former Vaux Brewery Site And Galleys Gill Gill Bridge Avenue Sunderland	Detailed planning application comprising 132 no. residential units, 154sqm of ancillary ground floor space (use classes E(a), E(b), E(g) and F2(b))) suitable for cafe, retail or community enterprise, and a community allotment known as 'Kingsley Gardens' on land to the North of St, Mary's Way, Sunderland, including parts of the former Vaux Brewery Site and Galley's Gill.	29-Mar-21	20-Jul-21	16
20/01754/FUL	Land To The North Of Mount Lane Springwell NE9 7UQ	Residential development of 75 dwellings (Use Class C3) including 15% affordable housing, vehicle access from Mount Lane, landscaping, public open space, pedestrian footpath, children's play area, surface water flood attenuation, and associated ancillary works	02-Mar-21	07-May-21	9
20/01414/FUL	Land To West Of Prestbury Road Sunderland	Erection of 10 no. residential dwellings (Use Class C3).	20-Nov-20	20-Nov-20	0
20/01350/FU4	Land West Of Hylton Lane Downhill Sunderland	Erection of 71 no. affordable residential dwellings (Class C3)	20-Nov-20	20-Nov-20	0
20/01295/FUL	Land Comprising The Conishead Centre Silksworth Road Silksworth Sunderland. SR3 2AR	Demolition of existing buildings/structures and erection of 13 residential dwellings. (Class C3)	20-Nov-20	20-Nov-20	0
20/01208/FUL	Land North Of Eastbourne Square Sunderland	Erection of 24no. residential units with associated hard and soft landscaping and access arrangements (Revised plans received 13.10.2020)	20-Nov-20	20-Nov-20	0

20/01205/FUL	Land East Of Cricklewood Road Sunderland	Erection of 11no. residential dwellings (Use Class C3)	20-Nov-20	20-Nov-20	0
20/01181/FUL	Land At Keighley Avenue Sunderland	Erection of 41no.residential dwellings with associated access and landscaping	20-Nov-20	20-Nov-20	0
20/01026/FUL	Ivy Leaf Club & Inst Ltd 38A Suffolk Street Hendon Sunderland SR2 8JZ	Change of use from social club to 13 apartments; including rendering the exterior walls and new windows to side and rear elevation (as amended by documents and plans received June 2021)	05-Jul-21	09-Jul-21	1
20/00705/FUL	Site Of The Buffs Old Mill Road Southwick Sunderland SR5 5TP	Demolition of former club building and associated structures. Erection of 5 no. 3 bed homes and 11no. 2 bed bungalows and alterations to access road onto Old Mill Road.	26-Apr-21	28-Feb-22	44
20/00535/FUL	Former H S B C 14 Fawcett Street Sunderland SR1 1SW	Change of use from financial & professional services (A2) for the conversion upper floors to 15 apartments (C3) and alterations to ground floor to provide retail unit and new bin store	04-Sep-20	23-Oct-20	7
19/02074/FUL	Havelock House 1-6 Fawcett Street And 223 High Street West Sunderland SR1 1SJ	Change of use of first and second floor from offices to 26 no. 1- bed studio apartments and 2 no. 5 - bed cluster flats to provide accommodation for the student letting market, including conversion of retail unit at 6 Fawcett Street to create a new residential entrance and external alterations.	03-Jul-20	03-Jul-20	0
19/01834/FUL	Land At Castletown Way/Riverside Road Sunderland	Development of 14no. residential units	03-Mar-20	07-May-20	9

19/01740/FU4	Land At Former Southwick Primary School Clarence Street Sunderland SR5 2HD	Residential development comprising of 37no. homes with associated access and landscaping and the stopping up of existing footpaths to the north of the site. (Amended Description 14/11/19)	03-Mar-20	24-Jul-20	20
19/01559/FUL	Land At James Williams Street Sunderland	Erection of apartment block to provide 13 no. residential units.	29-Mar-21	22-Apr-21	3
19/01497/HY4	Land North Of Burdon Lane Burdon Sunderland	Hybrid Planning Application - Full Planning permission for 532 residential dwellings (Use Class C3) with associated infrastructure and landscaping: Outline planning permission (all matters reserved except access) to erect up to 358 residential dwellings (Use Class C3), a neighbourhood centre (comprising 2.9 hectares of development including 1.5 form entry school and uses from within use classes A1,A3,A4, D1, and D2), associated infrastructure and landscaping. (Amended Description dated 27.11..20).	29-Mar-21	14-Jan-22	42
19/01484/FU4	Land At Former Ayton School Goldcrest Road Ayton Washington NE38 0DL	Construction of 56 dwelling houses and associated infrastructure	26-Nov-19	18-Dec-19	3
19/01427/FU4	Former North Hylton College North Hylton Road Southwick Sunderland SR5 5DB	Demolition of redundant former college buildings and construction of 105 dwellings and associated infrastructure, boundaries and landscaping.	17-Dec-19	20-Feb-20	9

19/01252/FUL	Land At Albany Park Spout Lane Washington NE37 2BZ	Construction of 76 dwellings, provision of open space and associated infrastructure. (Amended description, updated plans & reports)	01-Sep-20	18-Nov-20	11
19/00974/FUL	Avenue Vivian And Rose Avenue Fence Houses Houghton Le Spring DH4 6HZ	Application for the erection of 44 affordable dwellings and associated landscape works.	01-Oct-19	02-Oct-19	0
19/00963/FUL	Land Adjacent To Blackthorn Way Sedgeleth Industrial Estate Houghton-le-Spring	Residential development for 138 dwellings.	01-Oct-19	30-Oct-19	4
19/00608/FUL	Former Church High School Mowbray Road Sunderland SR2 8HY	Demolition of existing canteen and food technology block, erection of a 58 unit extra care facility (Use Class C2) with associated car park and landscaping including removal of trees.	05-Aug-19	07-Aug-19	0
19/00253/FUL	Former Chilton Moor Cricket Club Chilton Moor Houghton-le-Spring	Erection of 34 no. dwellings with associated access, landscaping and sustainable drainage system.	04-Jun-19	14-Jun-19	1
19/00214/FUL	Land South Of Kidderminster Road Sunderland	Construction of 56no. residential dwellings (Use Class C3) on land south of Kidderminster Road.	03-Sep-19	01-Nov-19	8
18/02002/FU4	Former Dubmire Primary School Britannia Terrace Houghton-le-Spring DH4 6HL	Erection of 17 residential dwellings with associated internal road layout and parking. (Amended Application Form Received 11.12.2018)	19-Mar-19	02-Apr-19	2

18/01963/FU4	Former Easington Lane Primary School South Hetton Road Easington Lane Houghton-le-Spring DH5 0LQ	Erection of 116no dwellings including access, public open space, parking provision, hard and soft landscaping and associated infrastructure.	16-Apr-19	02-May-19	2
18/01276/FUL	Former Tyne And Wear Fire And Rescue Service Fire Station Station Road Fulwell Sunderland SR6 9AE	Demolition of former Fire Station and erection of 1no. 4 storey block to provide a total of 28no. flats together with associated car parking and landscaping (Amended plans and supporting documentation received 03.07.2019)	26-Nov-19	20-Dec-19	3
Average lag time					8.6 weeks

Average lag time from grant of planning permission to commencement of completions

Ref No	Site Name	Decision Date	Date of 1st Completion	Ref App No's	Lag Time No.
037	24-26 Stockton Road	26.02.14	25.04.16	13/02786/FUL	26 Mths
046	Angram Drive, Grangetown	10.07.09	26.05.10	09/01165/VAR	10 Mths
056	High Usworth School, Well Bank Road	14.06.17	15.05.19	16/02266/FU4	23 Mths
061	Former Lambton Cokeworks Site (Elba Park)	24.12.09	01.06.11	09/02328/REM	18 Mths
062	Ryhope and Cherry Knowle Hospital	26.06.17	01.04.19	16/01524/HYB	20 Mths
070	Site of Foundry (The Forge, Pallion)	21.09.16	01.04.19	15/02375/FUL	31 Mths
074	Murton Lane, Easington Lane	23.04.10	01.07.11	06/02209/FUL	15 Mths
081	Chapelgarth Site (Phase 1)	17.05.17	01.07.19	16/00388/HY4 16/02356/LR4	25 Mths
081	Chapelgarth Site (phase 2)	03.12.20	01.10. 21	16/00388/HY4	10 Mths

				20/01323/LR4	
081	Weymouth Road Chapelgarth (Phase 3)	21.05.21	01.07.22	16/00388/HY4 21/00142/LR4	14 Mths
086	Former Easington Lane Primary School	02.05.19	29.10.20	18/01963/FU4	17 Mths
087	Former Dubmire Primary School	02.04.19	09.12.20	18/02002/FU4	20 Mths
098	Ayton Village Primary School, Dunlin Drive, Ayton	18.12.19	31.05.21	19/01484/FU4	17 Mths
100	Ethel Avenue/Brewer Terrace, Ryhope Village	15.02.13	01.04.14	12/02259/FUL	14 Mths
101	Downhill Phase 1+2, Downhill	15.09.15	01.09.16	15/00123/FUL	12 Mths
106	High Ford Estate, Flodden Road	25.10.12	01.10.13	11/01794/FUL	12 Mths
107	Phases 1-6, Chester Road	28.06.19	31.08.21	18/00255/FU4	26 Mths
109	Glebe Parkway	23.11.16	31.07.18	16/01045/FUL	20 Mths
110	Starks Builders Yard, Hunter Street	10.03.17	31.07.18	16/02259/FUL	16 Mths
112	Site of former Broomhill Estate.	19.12.13	01.02.19	12/03140/FUL	62 Mths
115	Holmelands, land adjacent to - Hawthorn Street	02.09.15	18.08.16	14/02833/FUL	11 Mths
118	Belford House, Ashcroft and Belford Close	26.02.16	01.07.17	15/01804/FU4	17 Mths
120	St Hilda's Church, School and adjacent land	30.09.14	01.05.17	14/01525/LP4	20 Mths
121	Newcastle Road Baths	07.03.14	01.12.14	13/02388/FUL	9 Mths
128	Land at Black Boy Road	Feb-21	Aug-21	19/01826/REM	6 months
131	Southern House Farm, land at – North Road	18.04.11	01.04.14	10/02420/FUL	24 Mths
138	Land at North Road5	29.07.16	25.09.19	11/02362/OUT	26 Mths
142	Former Chilton Moor Cricket Club, Black Boy Road	14.06.19	31.08.20	19/00253/FUL	14 Mths

147	Site of Greenway House, Nookside	31.03.17	11.04.18	16/02081/SU4	13 Mths
150	Land adjacent Newbottle Primary School and Former Community Centre, Houghton Road	05.10.16	01.02.18	16/01097/FU4	16 Mths
154 A	Seaburn Camp, Whitburn Road	29.04.19	31.08.20	18/00609/FU4	16 Mths
160	East of Silksworth Lane, High Newport	28.10.15	30.11.17	15/01072/FU4	25 Mths
193	SIG Combibloc Limited, Blackthorn Way	07.12.12	01.10.13	12/02556/REM	10 Mths
197	Land to the east of former Broomhill Estate	05.09.19	30.09.21	18/00075/FUL	24 Mths
243	Land North Of Eastbourne Square	Nov-20	Jul-21	20/01208/FUL	8 Mths
248	Emerson House, Emerson Road	22.01.13	27.06.13	12/01651/REM	5 Mths
258	Land Off Spout Lane	Nov-20	Oct-21	19/01252/FUL	11 Mths
280	Former Shiney Row Centre, Success Road	02.10.15	01.09.16	15/01226/REM	13Mths
292	Lisburn Terrace, land at	08.06.11	28.08.12	11/00982/REM	12 Mths
324	Land to the East of Durham Road and Tudor Grove	03.06.15	03.03.20	14/01638/FUL	57 Mths
328	Hetton Downs Phase 2	18.04.19	11.12.20	17/02178/FUL	20 Mths
330 A	Philadelphia Complex (affordable)	10.06.16	31.03.20	14/00538/HYB	33 Mths
330 A	Land at Philadelphia Complex (market)	Feb-21	Dec-21	19/00804/REM	10 Mths
333	Fletcher Terrace, land at (Lumley Crescent)	12.06.14	30.07.17	14/00194/OUT	25 Mths
339	Land at Gillas Lane (rear of Lingfield)	25.04.14	30.04.15	13/01617/FUL	12 Mths

341	Redburn Row, Land to the North of	12.05.16	01.12.16	14/01647/FUL	7 Mths
342	Land at Mill Hill, Silksworth Road	15.11.19	23.03.21	18/01877/REM	15 Mths
355	Rushford Phase 2, Ryhope	21.01.16	01.06.16	15/01789/SUB	5 Mths
356	Burdon Road/Hall Farm Road, land at	19.09.18	31.10.19	13/00799/FUL	13 Mths
367	Coaley Lane, Land South of	15.02.18	31.12.19	16/02357/FUL	22 Mths
380	Grangetown Autos and land to the South East side of Ryhope Road	08.08.16	12.05.19	15/01629/OU4	21 Mths
407 C	Land North of Mount Lane	May-21	Jan-22	20/01754/FUL	8 Mths
413	Seaburn Amusements, Whitburn Road	10.03.20	11.4.22	16/02056/HY4 (Hybrid) 19/01750/LR4	25 Mths
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	14.03.16	01.04.17	15/00815/HYB	13 Mths
421	Quarry House Lane	02.02.18	11.11.22	16/01541/FUL	57 Mths
422	Markle Grove, land to East, East Rainton	13.04.16	01.05.16	16/00216/REM	14 Mths
439	Land at Cricklewood Road	Nov-20	Apr-21	20/01205/FUL	5 Mths
454	Teal Farm North	15.10.13	01.02.15	12/00333/FUL	15 Mths
462	Hetton Downs Phase 1	31.10.14	10.10.15	14/00136/FUL	12 Mths
468	Land North of Blackthorn Way	30.10.19	11.12.20	19/00963/FUL	14 Mths
469	Site of former Kentmere House	07.03.18	30.11.19	17/02296/FUL	20 Mths
472	Former Hetton Community Centre	13.08.14	03.12.15	14/00768/LP4	16 Mths
504	Doxford Park Phase 6	13.06.19	31.08.21	18/00438/FUL	26 Mths
505	Doxford Park Phase 5	05.03.14	01.03.16	13/01337/FUL	24 Mths

511	Land at Burdon Lane, West of Bevan Avenue	05.07.12	01.03.13	11/03345/SUB	8 Mths
517	Former Castletown Workmen's Club, Castle View	09.09.13	01.04.16	12/00135/FUL	19 Mths
531	Council Yard, North Street, Silksworth	01.11.11	05.11.15	11/01908/FUL	36 Mths
563	Hylton Skills Campus	20.02.20	31.03.22	19/01427/FU4	25 Mths
565	Pheonix Tower Business Park, Castletown Way	31.10.18	11.03.21	18/00823/FUL	29 Mths
570	Land at Station Road, Penshaw	11.11.15	01.04.19	17/01610/FU4	29 Mths
628	Former London Inn, Spout Lane	03.10.14	01.04.16	14/01589/FUL	18 Mths
630	Land Adjacent to Saint Luke's Road	28.11.14	01.08.16	13/02903/FUL	21 Mths
654	Land at South of Redburn Row	03.12.21	14.10.22	21/00483/FUL	10 Mths
656	Cassaton House, Fawcett Street	23.11.16	01.03.17	16/01640/VAR	4 Mths
657	15-17 John Street	01.10.15	30.01.18	15/01265/FU4	15 Mths
658	Phoenix House, Union Street	10.06.15	01.12.16	15/00357/FUL	18 Mths
661	12 Fawcett Street	25.04.16	05.10.16	16/00357/FUL & 14/01962/FUL	6 Mths
662	18 John Street	01.04.15	30.06.17	15/00041/FUL & 15/00040/FUL	26 Mths
663	Former East Herrington Library, Farringdon	24.03.16	20.06.17	15/02298/FU4	15 Mths
664	North Moor Farm Cottages, Farringdon	10.06.16	01.09.16	15/00212/FUL	3 Mths
679	18-19 Murton Street	14.12.16	09.10.18	16/01556/FUL	22 Mths
680	Land opposite the Mews, Redworth Row	20.05.21	02.11.22	21/00685/REM	18 Mths
681	Community Hall, Lily Street	25.04.17	30.07.17	16/00211/FUL	3 Mths

682	Land at Front Road/Saint Luke's Terrace	03.05.17	01.05.19	16/00078/FUL	24 Mths
683	20 Murton Street	08.07.16	09.10.18	16/00364/FUL	27 Mths
684	32 Frederick Street, City Centre	23.05.16	29.03.17	16/00377/FUL	10 Mths
685	13 Holmeside, City Centre	08.06.16	01.03.18	16/00031/FUL	21 Mths
686	11 Saint Thomas Street, City Centre	15.02.17	15.01.18	16/02279/FUL	11 Mths
687	Former Hylton Castle Library, Cranleigh Road	26.04.17	21.05.19	17/00427/FU4	25 Mths
689	Weardale House, Washington	27.10.16	03.02.17	16/01647/PCJ	4 Mths
693	Former Cheadle Centre, Caithness Road	03.07.18	30.06.20	17/02446/FUL	23 Mths
695	Stanley Terrace, Chester Road	31.01.18	31.10.19	17/00866/LP3	21 Mths
698	Former Hendon Gardens Hotel	31.05.17	19.03.18	17/00098/FUL	10 Mths
699	Upper Floors 18 Fawcett Street	12.05.17	18.06.18	17/00068/FUL	13 Mths
700	Close Street, Millfield	28.06.17	16.04.18	17/00554/FUL	10 Mths
701	67 John Street	02.11.17	30.11.19	16/02216/FUL	24 Mths
705	2 Grange Crescent	18.08.17	13.03.19	17/01106/FUL	19 Mths
706	Mayholme, 31 Sea View Road	22.09.17	01.12.18	17/01414/FUL	15 Mths
724	Former Sunderland High School	11.12.17	28.02.21	19/00608/FUL	38 Mths (Apartment block)
725	Camrex House	01.11.18	21.10.21	18/00825/FUL	23 Mths (Apartment Block)
729	Sunderland Church High School, Mowbray Road	20.08.18	10.03.20	18/00485/FDC	19 Mths

732	Avenue Vivian and Rose Avenue	02.10.19	31.03.21	19/00974/FUL 20/00566/VAR 20/00704/VAR	17 Mths
733	The Inn Place, Knollside Close	07.10.19	30.09.22	18/00749/FUL 20/00165/VAR	35 Mths
738	1-12 Elmwood Square	02.08.19	31.10.20	18/01910/FUL	14 Mths
744	Land at Prestbury Road	Nov-20	Jun-21	20/01414/FUL	7 Mths
745	Land at Keighley Avenue,	Nov-20	Mar-22	20/01181/FUL	16 Mths
761	Site Of Former Adey Gardens Care Home	Jun-18	Sep-21	17/01444/SUB	39 Mths
765	Site of 1-4 Rotherfield Square	13.08.21	31.03.23	19/01495/FUL	19 Mths
Average lag time					18.4 Months

Appendix 8: Stage 1 Site Proformas

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Andrew
Company	MacFarlane
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Ryhope and Cherry Knowle Hospital
Planning Application no.	16/01524/HYB
SHLAA Site Ref (if known)	062
Number of remaining dwellings to build on site	543

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?

Category A or B Site

A

Cat A/B Sub Categories

Detailed Consent

Was the site included in the 2020 APS

Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	257	47	0	20	60	60	60	60	60	60	60	56	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The proposed annual forecasts for 2023/24 takes into account units built out to date, outstanding units that are subject to the full consent forecast to be delivered in year 1. The remainder of the units, which are subject to the outline consent have been adjusted to 20, then 60 each year to reflect uncertainties of later phases.												
Site delivery 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?

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
<p>Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)</p>											
<p>Site self/custom build deliverability commentary</p>											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Amy Ward/Dominic Smith

Company

Barratt/HCA

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Ryhope and Cherry Knowle Hospital

Planning Application no.

16/01524/HYB

SHLAA Site Ref (if known)

062

Number of remaining dwellings to build on site

543

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).

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- 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?

Category A or B Site

A

Cat A/B Sub Categories

Detailed Consent

Was the site included in the 2020 APS

Yes

Tenure

	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	257	47	0	20	60	60	60	60	60	60	60	56	0

**Affordable
Units**

**Demolitions
and
or/conversion
losses**

**Council's
reasoning for
delivery**

The proposed annual forecasts for 2023/24 takes into account units built out to date, outstanding units that are subject to the full consent forecast to be delivered in year 3. The remainder of the units, which are subject to the outline consent have been adjusted to 60 each year to reflect uncertainties of later phases.

**Site delivery
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
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- 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.

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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?

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
<p>Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)</p>											
<p>Site self/custom build deliverability commentary</p>											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Amy Ward/Dominic Smith

Company

Barratt Developer/BDW Trading Ltd

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Burdon Lane

Planning Application no.

18/00640/FUL

SHLAA Site Ref (if known)

477c1

Number of remaining dwellings to build on site

60

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	30	30	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The proposed annual forecasts take into account the assumptions as set out in the previous Annual Position Statement which outlined delivery from 2023/24 at a rate of 30 homes per year.												
Site delivery 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

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- 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?

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
<p>Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)</p>											
<p>Site self/custom build deliverability commentary</p>											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Lee Foxton (Duchy)
Company	Duchy Homes
Telephone Number	
E-mail address	
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 site
Planning Application no.	16/00388/HY4 16/02356/LR4 20/01323/LR4 20/02335/LR4 21/00142/LR4
SHLAA Site Ref (if known)	081
Number of remaining dwellings to build on site	148

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?
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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?
- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035 and beyond
Market units	30	36	47	37	28	0	0	0	0	0	0	0	0	0
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the discussions and forecasts as set out in the 2021/22 APS when phasing out the remaining units.													

**Site delivery
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?
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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?

Please indicate which year you expect your serviced self/customer plots will be available for sale (tick)	2023 א"ת	2024 ב"ת	2025 ג"ת	2026 ד"ת	2027 ה"ת	2028 ו"ת	2029 ז"ת	2030 ח"ת	2031 ט"ת	2032 י"ת	2033 יא"ת	2034 ב"ת	2035 ג"ת	2036 ד"ת	2037 ה"ת and
Site self/customer build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Philip James
Company	Miller Homes
Telephone Number	
E-mail address	
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 site
Planning Application no.	16/00388/HY4 16/02356/LR4 20/01323/LR4 20/02335/LR4 21/00142/LR4
SHLAA Site Ref (if known)	081
Number of remaining dwellings to build on site	6

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035 and beyond
Market units	154	6	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the discussions and forecasts as set out in the 2021/22 APS when phasing out the remaining units.													

**Site delivery
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?

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)													
Site self/custom build deliverability commentary													

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Amanda Stephenson

Company

Story Homes

Telephone Number

Phase 2 of the Chapelgarth Development.

E-mail address

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 site

Planning Application no.	16/00388/HY4 20/02335/LR4 22/00151/FUL
SHLAA Site Ref (if known)	081
Number of remaining dwellings to build on site	

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).

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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?

Category A or B Site

A -113 Dwellings

Cat A/B Sub Categories

Detailed Consent

Was the site included in the 2022 APS

Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035 and beyond
Market units	53	40	20											
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the discussions and forecasts as set out in the 2021/22 APS when phasing out the remaining units.													

**Site delivery
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
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- Yes, the site is available for both self and custom build serviced plots
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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?

	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	2036 /37	2037 and
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Richard Swann (Story homes) Phil James
(Miller) Lee Foxtan (Duchy)

Company

Siglion/Millers

Telephone Number

E-mail address

Are you the landowner, developer or agent?

**If you are acting on behalf of an owner, please
provide the name and address of the owner.**

Site Details

Site Address

Chapelgarth site

Planning Application no.

16/00388/HY4 16/02356/LR4 20/01323/LR4 20/02335/LR4
21/00142/LR4

SHLAA Site Ref (if known)

081

Number of remaining dwellings to build on site

510

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	240	108	76	80	67	50	60	60	9	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The proposed annual forecasts take into account the discussions and forecasts as set out in the 2022/23 Annual Position Statement when phasing out the remaining units.												

**Site delivery
commentary**

Self and Custom Build Delivery

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- 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

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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?

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
<p>Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)</p>											
<p>Site self/custom build deliverability commentary</p>											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	James Litherland
Company	Place First
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Former Easington Lane Primary School Building
Planning Application no.	18/01963/FU4
SHLAA Site Ref (if known)	086
Number of remaining dwellings to build on site	2

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	114	2	0	0	0	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The annual forecasts for the remaining units have been phased into year 1 (2023/24), given that the site appears almost complete.												
Site delivery 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
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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?

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
<p>Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)</p>											
<p>Site self/custom build deliverability commentary</p>											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Graham Railton
Company	Vistry Group
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Ayton Village Primary School, Dunlin Drive, Ayton
Planning Application no.	19/01484/FU4
SHLAA Site Ref (if known)	098
Number of remaining dwellings to build on site	4

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	52	4	0	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	All units were expected to be complete in 22/23, however completion data shows 52 units rather than the expected 56, as such the remaining 4 units have been forecast for year 1.												
Site delivery 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.

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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?

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
<p>Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)</p>											
<p>Site self/custom build deliverability commentary</p>											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name Mario Minchella

Company Mario Minchella

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address 1 Roker Terrace and Side House, St Georges Terrace

Planning Application no. 18/01108/FUL

SHLAA Site Ref (if known) 735

Number of remaining dwellings to build on site 6

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	6	0	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The council have received no details of completions to date, as such the forecasts are expected to be complete in year 1.												
Site delivery 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

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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?

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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Chris Dodds

Company

Gleeson Homes Ltd

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

High Ford Estate, Flodden Road

Planning Application no.

11/01794/FUL

SHLAA Site Ref (if known)

106

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	280	5	0	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The remaining units have been forecast for year 1 (2023/24).												
Site delivery 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?

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
<p>Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)</p>											
<p>Site self/custom build deliverability commentary</p>											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Chris Dodds

Company

Gleeson Homes Ltd

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Hetton Downs Phase 2

Planning Application no.

SHLAA Site Ref (if known)

328

Number of remaining dwellings to build on site

15

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?
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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	86	15	0	0	0	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The proposed annual forecasts have taken into account the number of units completed to Feb 2023 when phasing out the remaining units.												
Site delivery 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

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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?

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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Adam McVickers/Paul Hunt

Company

Persimmon

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Land at North Road

Planning Application no.

17/00806/REM

SHLAA Site Ref (if known)

138

Number of remaining dwellings to build on site

157

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	143	40	40	40	37	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The proposed annual forecasts for 2023/24 has been revised to take into account remaining units to be built out, based on the same annual build out rate as prevoius years.												
Site delivery 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
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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?

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Adam McVickers/Paul Hunt

Company

Persimmon

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Black Boy Road land at (Site A)

Planning Application no.

16/02123/OU4 (Outline) 19/01826/REM (approved)

SHLAA Site Ref (if known)

128

Number of remaining dwellings to build on site

112

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Full consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	29	30	30	30	22	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	First completions recorded in 22/23, similar build rates to the previous year have been forecast for future years.												
Site delivery 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
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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?

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Adam McVickers/Paul Hunt

Company

Persimmon

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Willow Farm land to south, Ryhope (North)

Planning Application no.

16/01502/OU4

20/00911/LR4

SHLAA Site Ref (if known)

426A

Number of remaining dwellings to build on site

450

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).

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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?

Category A or B Site	A
Cat A/B Sub Categories	Full consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	50	50	50	50	50	50	50	50	50	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The delivery output of 50 units per annum as outlined above and as agreed in the previous version of the Annual Position Statement. It was expecting that 25 units would have been built out in 2022/23, however according to Council records no units appear to have been built out, therefore, these have been phased for future years.												
Site delivery 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
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- No, the site is not available for self/custom build serviced plots

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Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name Adam McVickers/Paul Hunt

Company Persimmon

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address Heritage Green - Rear of Bee Hive Pub, Coaley Lane

Planning Application no. 15/00815/HYB 17/02445/FUL

SHLAA Site Ref (if known) 417

Number of remaining dwellings to build on site 10

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	281	10	0	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The site has consistently delivered since being included in the Annual Poaition Statement, the figures above include the remaining dwellings to be delievered in 2023/24.												
Site delivery 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
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- 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

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Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Adam McVickers/Paul Hunt

Company

Persimmon

Telephone Number

E-mail address

Are you the landowner, developer or agent?

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:

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- 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?

Category A or B Site	B
Cat A/B Sub Categories	Brownfield Register
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	30	30	30	30	30	30	30	30	12
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	As per previous year, the site is still awaiting the granting of full consent, as such completions are not expected until year 4.												
Site delivery 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
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- Yes, the site is available for both self and custom build serviced plots
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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?

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Adam McVickers/Paul Hunt

Company

Persimmon

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Philadelphia Complex

Planning Application no.

14/00538/HYB (Hybrid) 17/02246/REM 19/00804/REM
(approved)

SHLAA Site Ref (if known)

330A

Number of remaining dwellings to build on site

430

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Full Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	35	40	50	54	60	60	60	60	46	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	According to Council records there were 22 units completed in the financial year to February 2023. In the previous year Annual Position Statement, it was projected that there would 40 units per annum over the 5-year deliverable period.												
Site delivery commentary													

Self and Custom Build Delivery

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- 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 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 McVickers/Paul Hunt

Company

Persimmon

Telephone Number

E-mail address

Are you the landowner, developer or agent?

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

119

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	131	40	40	39	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	Through the 2021/22 Annual Position Statement (APS) the number of completions yielded was higher than forecast, and the 2022/23 completions indicate high completion rates, 78, over the financial year to february 2023. The previous version of the APS outlined delivery rates of 40 per annum. This output rate is incorporated above.												
Site delivery commentary													

Self and Custom Build Delivery

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- 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
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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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Hannah Woodall (agent)

Company

Thirteen Group / Pegasus Group

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Amberley and Harrogate Street

Planning Application no.

22/00970/FU4

SHLAA Site Ref (if known)

163

Number of remaining dwellings to build on site

103

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).

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Self and Custom Build Delivery

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- Yes, the site is available for self build serviced plots
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Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name Shaun Cuggy/Emma Moon

Company Bellway

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address Burdon Road/Hall Farm Road, land at

Planning Application no. 13/00799/FUL

SHLAA Site Ref (if known) 356

Number of remaining dwellings to build on site 14

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).

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Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Shaun Cuggy/Emma Moon

Company

Bellway

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Burdon Road/Hall Farm Road, land at

Planning Application no.

SHLAA Site Ref (if known)

477d

Number of remaining dwellings to build on site

60

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	30	30	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The site has full planning consent in place. Based upon the SHLAA methodology units are forecast for year 2, with all units complete within the five-year period.												
Site delivery commentary													

Self and Custom Build Delivery

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Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Hannah Chapman

Company

Private

Telephone Number

E-mail address

Are you the landowner, developer or agent?

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 (approved) 21/00561/REM (pending)

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).

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Self and Custom Build Delivery

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Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)

Site self/custom build deliverability commentary

2023/24

2024/25

2025/26

2026/27

2027/28

2028/29

2029/30

2030/31

2031/32

2032/33

2033 and beyond

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Katie Rumble/Dale Morris

Company

Hellens/Esh

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Land north east of Mount Lane, Springwell Village

Planning Application no.

20/01754/FUL

SHLAA Site Ref (if known)

407c

Number of remaining dwellings to build on site

55

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).

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Category A or B Site

A

Cat A/B Sub Categories

Detailed cosent/Allocated CSDP Site

Was the site included in the 2021 APS

Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	20	32	23	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The 2022/23 APS outliend 25 completions for financial year 2022/23, according to the latest information held by the Council only 20 were built out, to 28/02/2023. The phasing schedule above, takes into account the phasing wihtin the previous Annual Position Statement, with minor ammendments to delivery in 2024/25.												
Site delivery commentary													

Self and Custom Build Delivery

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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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Mark Wilson/ Nick McLellan

Company

Avant Homes

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Seaburn Amusements, Whitburn Road

Planning Application no.

16/02056/HY4 (Hybrid) 19/01750/LR4

SHLAA Site Ref (if known)

413

Number of remaining dwellings to build on site

160 (including 5 from the Reserved Matters application)

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	77	5	0	0	0	30	30	30	30	30	5	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	There appear to be 5 units to be built out with regard to the reserve matters application (19/01750/LR4). The remaining units are forecast for year 1. The wider scheme has been aligned to begin in year 5, 2027/28, in alignment with the schedule outlined in the previous Annual Position Statement.												
Site delivery commentary													

Self and Custom Build Delivery

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Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Graeme Pearson

Company

Telephone Number

E-mail address

Are you the landowner, developer or agent?

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

32

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	1	20	12	0	0	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	Forecasts have been set in line with the previous 22/23 Annual Position Statement adjusted for the 1 unit built out in financial year 2022/23.												
Site delivery 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?

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name Simon Bell (agent)

Company Norr Consulting

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address Penshaw House

Planning Application no. 17/01631/FU4

SHLAA Site Ref (if known) 448

Number of remaining dwellings to build on site 72

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	72	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	As permission was granted in the 22/23 financial year, the completions have been forecast for the 2024/5 financial year to count for lag times between permission and completions and to reflect the predictions in the 2022 APS. It is noted that the most recent permission has dropped the number of proposed dwellings down from 72 to 18, so the 2023 APS will use the most up to date figures.												
Site delivery 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?

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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Amanda Stephenson

Company

Story Homes

Telephone Number

E-mail address

Are you the landowner, developer or agent?

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 west of Waterloo Road, Usworth (South)

Planning Application no.

None at present

SHLAA Site Ref (if known)

463A

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?

Category A or B Site	B
Cat A/B Sub Categories	Allocated CSDP Site
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	31	36	36	36	36	25	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	In line with the 21/22 Annual Position Statement the first completions have been forecast for year 4.												
Site delivery 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.

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- 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?

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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Chris Haggon

Company

Taylor Wimpey

Telephone Number

E-mail address

Are you the landowner, developer or agent?

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.

20/02027/HE4

SHLAA Site Ref (if known)

465

Number of remaining dwellings to build on site

440

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?
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- 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?

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?

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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Chris Haggon (Taylor Wimpey) Adam
Mcvickers (Persimmon) Richard Swann
(Story)

Company

Consortium (Taylor Wimpey, Persimmon,
Story)

Telephone Number

E-mail address

Are you the landowner, developer or agent?

**If you are acting on behalf of an owner, please
provide the name and address of the owner.**

Site Details

Site Address

Land North of Burdon Lane

Planning Application no.

SHLAA Site Ref (if known)

477

**Number of remaining
dwellings to build on site**

890

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?

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?

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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Joe Smith

Company

Bellway

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Burdon Road/Hall Farm Road, land at

Planning Application no.

SHLAA Site Ref (if known)

477d

Number of remaining dwellings to build on site

60

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	30	30	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The site has full planning consent in place. Based upon the SHLAA methodology units are forecast for year 2, with all units complete within the five-year period.												
Site delivery 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.

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- 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?
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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?

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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Janice Fleming

Company

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Land at Chapel Street/Edward Street

Planning Application no.

21/02361/FUL

SHLAA Site Ref (if known)

494

Number of remaining dwellings to build on site

6

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	No

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	6	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	As permission was granted in the 22/23 financial year, the completions have been forecast for the 2024/25 financial year to count for lag times between permission and completions.												
Site delivery 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.

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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?
- 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?

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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name Claire Oshea/Lea Smith

Company Karbon Homes

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address Hylton Skills Campus, North Hylton Road

Planning Application no. 19/01427/FU4

SHLAA Site Ref (if known) 563

Number of remaining dwellings to build on site 45

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	60	45	0	0	0	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The site appears to have completed 51 units in the financial year to 28.02.2023 according to Council records. The remaining 45 units have been assigned to financial year23/24.												
Site delivery 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?
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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?

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Claire Oshea/Lea Smith
Company	Karbon Homes
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Albany Park
Planning Application no.	19/01252/FUL
SHLAA Site Ref (if known)	258
Number of remaining dwellings to build on site	73

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	3	61	12	0	0	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	Completions are forecast in line with the information set out in the previous Annual Position Statement.												
Site delivery 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

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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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	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Company

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Pheonix Tower Business Park, Castletown Way

Wellington Park

Planning Application no.

18/00823/REM 19/01834/FUL

SHLAA Site Ref (if known)

565

Number of remaining dwellings to build on site

73

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	41	30	30	13	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The site is continuing to deliver but at a lower rate than what was previously forecast. As such the forecasts for the remainder of the units have been reduced slightly to follow the past trends for the site.												
Site delivery commentary													

Self and Custom Build Delivery

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- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
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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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Chris Haggon (TW)

Company

Taylor Wimpey/ BDW

Telephone Number

E-mail address

Are you the landowner, developer or agent?

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 North of Stone Cellar Road

Planning Application no.

22/00137/FU4

SHLAA Site Ref (if known)

567

Number of remaining dwellings to build on site

49

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).

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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?

Self and Custom Build Delivery

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- 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

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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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name	Stephen McCoy
Company	Adderstone Living Ltd
Telephone Number	
E-mail address	
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 South of Redburn Row, Houghton-le-Spring
Planning Application no.	21/00483/FUL
SHLAA Site Ref (if known)	654
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).

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- 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?

Category A or B Site

A

Cat A/B Sub Categories

Detailed Consent

Was the site included in the 2022 APS

Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	1	12	24	0	0	0	0	0	0	0	0	0	
Affordable Units		8											
Demolitions and or/conversion losses													
Council's reasoning for delivery	Since the site has started construction, and delivery of units has already begun, the rest of the site is forecast to build out at rate of no more than 30 dwellings per annum.												
Site delivery commentary													

Self and Custom Build Delivery

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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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Roger Lee

Company

Camrex House Ltd

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

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

3

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	47	3	0	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The remaining units have been forecast for year 1 on the basis that the site is now underway and completions for 22/23 have been confirmed.												
Site delivery 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.

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Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Alex Shanks

Company

Mahady Developments Ltd

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

12-13 Toward Road

Planning Application no.

18/01450/PCJ

SHLAA Site Ref (if known)

728

Number of remaining dwellings to build on site

12

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	12	0	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	Through the 2022/23 APS it was anticipated that the scheme would have been complete in year 2022/23, as this is not the case, the total units numbers have been pushed back into 2023/24.												
Site delivery commentary													

Self and Custom Build Delivery

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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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name Graham Railton

Company Vistry

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address Civic Centre, Sunderland

Planning Application no. 21/02938/FD4

SHLAA Site Ref (if known) 731

Number of remaining dwellings to build on site 265

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	No

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	15	30	30	30	30	30	30	30	30	10	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	As permission was granted in the 22/23 financial year, the completions have been forecast for year two, in order to account for lag times between permission and completions.												
Site delivery 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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- 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?

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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Clinton Mysleyko

Company

The Inn Place Partnership

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

The Inn Place, Knollside Close

Planning Application no.

18/00749/FUL

SHLAA Site Ref (if known)

733

Number of remaining dwellings to build on site

1

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	18	1	0	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	As the site has almost built out, the remaining unit is expected to be delivered in 2023/24.												
Site delivery 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.

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- 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?

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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name Mario Minchella

Company Mario Minchella

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address 1 Roker Terrace and Side House, St Georges Terrace

Planning Application no. 18/01108/FUL

SHLAA Site Ref (if known) 735

Number of remaining dwellings to build on site 6

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	6	0	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The council have received no details of completions to date, as such the forecasts are expected to be complete in year 1.												
Site delivery 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

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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?

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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Paul Baxter

Company

Thornley Developments

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

6 Toward Rd

Planning Application no.

20/01528/FUL

SHLAA Site Ref (if known)

751

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).

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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?

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.

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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?

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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

AOP Design

Company

JJ Property Lettings

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

4 Front Street, Fence Houses

Planning Application no.

20/01626/FUL

SHLAA Site Ref (if known)

752

Number of remaining dwellings to build on site

7

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).

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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?
- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	YES

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	7	0	0	0	0							
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The forecasting has taken forward the information set out in the 2022 APS.												
Site delivery 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.

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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?

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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Laura Atkin

Company

Nova Castria Design Limited

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Former Garage, Westholme Terrace

Planning Application no.

19/01593/FUL

SHLAA Site Ref (if known)

753

Number of remaining dwellings to build on site

8

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?
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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?

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.

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- 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 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?
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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?

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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Mrs Sarah Halliday

Company

JT Consultancy Ltd

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Parsons House, 20 Parsons Road

Planning Application no.

21/00245/PCJ

SHLAA Site Ref (if known)

757

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

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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?

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?

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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name Amanda Gallagher

Company SCC

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address Land at James Williams Street

Planning Application no. 19/01559/FUL

SHLAA Site Ref (if known) 758

Number of remaining dwellings to build on site 13

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	13	0	0	0	0							
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The forecasting is in line with the 21/22 APS, with all units expected to be complete in 23/24.												
Site delivery 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?

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amanda Gallagher
Company	SCC
Telephone Number	
E-mail address	
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	The Old School building, Albert Place, Columbia, Washington
Planning Application no.	21/02026/LP3
SHLAA Site Ref (if known)	764
Number of remaining dwellings to build on site	15

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?
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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?

Category A or B Site

A

Cat A/B Sub Categories

Detailed Consent

Was the site included in the 2022 APS

Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units		15											
Demolitions and or/conversion losses													
Council's reasoning for delivery	The 2021/22 APS predicted all units to be complete in 2022/23. Since the recorded completions data does not indicate any completions, they have been pushed back to year 1.												
Site delivery 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.

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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?

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Amanda Gallagher

Company

MCC Homes Ltd/ SCC

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Princess of Wales Centre

Planning Application no.

21/01825/FU4

SHLAA Site Ref (if known)

768

Number of remaining dwellings to build on site

19

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	No

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	19	0	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	As permission was granted in the 22/23 financial year, the completions have been forecast for the 2023/24 financial year to count for lag times between permission and completions and to reflect the predictions in the 2022 APS.												
Site delivery 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.

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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?

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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Mr Farooqui

Company

Holyhead Homes

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Former Adey Gardens Care Home

Planning Application no.

17/01444/SUB

SHLAA Site Ref (if known)

761

Number of remaining dwellings to build on site

6

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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- 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?

Category A or B Site

A

Cat A/B Sub Categories

Detailed Consent

Was the site included in the 2022 APS

Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	17	6	0	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The scheme was due for full build out in 2022/23, however not all units have been reported as complete, as such the remaining units have been forecast for completion in 2023/24.												
Site delivery 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

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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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- 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?

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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name	John Clark/Gavin Brown
Company	Robinson Brown Design
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	Owner
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details

Site Address	Ivy Leaf Club & Inst, Hendon
Planning Application no.	20/01026/FUL
SHLAA Site Ref (if known)	763
Number of remaining dwellings to build on site	13

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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- 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?

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?

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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Brent Ganley

Company

BG Construction Ltd

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Site 1-4 Rotherfield Square

Planning Application no.

19/01495/FUL

SHLAA Site Ref (if known)

765

Number of remaining dwellings to build on site

8

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	8	0	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The 2021/22 APS predicted the site would be complete in 2022/23. Since the recorded completions don't indicate any completions to date, they have been pushed back to year 1.												
Site delivery 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?
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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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	James Anderson
Company	Howarth Litchfield
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Clifton Hall, Douro Terrace
Planning Application no.	20/01005/FUL
SHLAA Site Ref (if known)	767
Number of remaining dwellings to build on site	9

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	9	0	0	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The development was granted planning permission in April 2022, it has been phased within year 2 (2024/25), in alignment with the Councils Strategic Housing Land Availability Assessments (SHLAA) delivery assumptions.												
Site delivery 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

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	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Jane Turnbull

Company

Gentoo

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Doxford Park Phase 6

Planning Application no.

18/00438/FUL

SHLAA Site Ref (if known)

504

Number of remaining dwellings to build on site

73

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	27	40	26	7	0	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The scheme was forecast to build out 42 units in 22/23, however, only 27 appear to have been built out to date. The remaining units have been phased to later years, taking into account the previous year Annual Position Statement.												
Site delivery 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?

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Jane Turnbull

Company

Gentoo

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Coaley Lane, Land south of

Planning Application no.

13/00799/FUL

SHLAA Site Ref (if known)

367

Number of remaining dwellings to build on site

14

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	114	14	0	0	0	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The proposed annual forecast reflects the fact that only 14 units remain to be built out. Consequently, given the strong delivery in previous years these 14 are expected in year 1 as outlined above.												
Site delivery 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
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- No, the site is not available for self/custom build serviced plots

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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?

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Jane Turnbull

Company

Gentoo

Telephone Number

E-mail address

Are you the landowner, developer or agent?

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

46

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	53	24	22	0	0	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	Completions recorded for 22/23 were lower than anticipated. Therefore, the phasing has been lowered. Notwithstanding this the scheme is still scheduled to be completed in year two as indicated above.												
Site delivery 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
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- 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

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Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Jane Turnbull

Company

Gentoo

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Phases 1-6, Chester Road

Planning Application no.

18/00255/FU4

SHLAA Site Ref (if known)

107

Number of remaining dwellings to build on site

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

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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.

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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?

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name Jane Turnbull

Company Gentoo

Telephone Number

E-mail address

Are you the landowner, developer or agent?

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 Ave, Hylton Lane

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:

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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?

Category A or B Site	A
Cat A/B Sub Categories	Full planning consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	71	0	0	0	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The completions are forecast for year 1 (2023/24) as anticipated in the previous version of the Annual Position Statement and to align to Gentoo's affordable housing programme.												
Site delivery 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?
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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?

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land North of Eastbourne Square
Planning Application no.	20/01208/FUL
SHLAA Site Ref (if known)	243
Number of remaining dwellings to build on site	1

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	23	1	0	0	0	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	According to Council records, there appears one unit to be built out. Consequently, this has been assigned to year 1as outlined in the table above.												
Site delivery 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.

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	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land at Keighley Avenue
Planning Application no.	20/01181/FUL
SHLAA Site Ref (if known)	745
Number of remaining dwellings to build on site	41

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	13	28	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	Completions were expected on the site in 22/23, however, to date, no completion appear to be have been built out. Therefore, the site has been forecast for all completions in year 1 and year 2, as phased above and in alignment with phasing from the previous Annual Position Statement.												
Site delivery 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.

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	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											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Jane Turnbull

Company

Gentoo

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Former Carley Hill School

Planning Application no.

21/02679/FU4

SHLAA Site Ref (if known)

104

Number of remaining dwellings to build on site

86

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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- 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?

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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Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Jane Turnbull

Company

Gentoo

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Former Forrest Estate

Planning Application no.

21/02361/FUL

SHLAA Site Ref (if known)

494

Number of remaining dwellings to build on site

6

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).

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Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Jane Turnbull

Company

Gentoo

Telephone Number

E-mail address

jane.turnbull@gentoohomes.com

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

Land at Fulwell Quarries

Planning Application no.

21/02676/OU4

SHLAA Site Ref (if known)

175

Number of remaining dwellings to build on site

110

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).

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- 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

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	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
<p>Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)</p>											
<p>Site self/custom build deliverability commentary</p>											

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Cragdale Gardens
Planning Application no.	20/01360/FUL
SHLAA Site Ref (if known)	440
Number of remaining dwellings to build on site	86

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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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	30	30	26	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	As permission was granted in the 22/23 financial year, the completions have been forecast for the 2024/25 financial year to count for lag times between permission and completions.												
Site delivery 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

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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?

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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name	Paul McCoy/Graeme Cummings
Company	MCC Homes Ltd/ Cummings Architects (Agent)
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details

Site Address	Former Site Of Coutts And Findlater Ltd Hudson Road
Planning Application no.	21/02550/FUL
SHLAA Site Ref (if known)	066
Number of remaining dwellings to build on site	16

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

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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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	No

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	16	0	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The completions have been forecast for the 2023/24 financial year to reflect the lag times between permission granted (November 2022) and commencement on site.												
Site delivery 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
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- Yes, the site is available for both self and custom build serviced plots
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Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Graeme Cummings

Company

NMBC Properties Ltd

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

34 Villiers Street

Planning Application no.

18/02239/FUL

SHLAA Site Ref (if known)

756

Number of remaining dwellings to build on site

7

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	No

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	7	0	0	0	0							
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The 21/22 APS predicted completions in 2022/23. Since there have been no completions recorded, the completions have been pushed back to year 1, 2023/24.												
Site delivery commentary													

Self and Custom Build Delivery

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- Yes, the site is available for self build serviced plots
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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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Graeme Cummings
Company	Cummings Architects Ltd
Telephone Number	
E-mail address	
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.	Hodgeson

Site Details	
Site Address	Durham Bed Centre, 21 – 22 Blandford Street
Planning Application no.	21/01173/FUL
SHLAA Site Ref (if known)	762
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).

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Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2022 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	5	0	0	0	0	0	0	0	0	0	0	
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	Delivery of units has been forecast to start from year 1, based on the projections from the 2021/22 APS.												
Site delivery commentary													

Self and Custom Build Delivery

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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

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details

Name

Company

Sundridge Properties Ltd/ Cummings Architects (agent)

Telephone Number

E-mail address

Are you the landowner, developer or agent?

If you are acting on behalf of an owner, please provide the name and address of the owner.

Site Details

Site Address

55 John Street

Planning Application no.

21/01651/FUL

SHLAA Site Ref (if known)

766

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	5	0	0	0	0	0	0	0	0	0	0
Affordable Units													
Demolitions and or/conversion losses													
Council's reasoning for delivery	The development was granted planning permission in March 2022, it has been phased within year 2 (2024/25), in alignment with the Councils Strategic Housing Land Availability Assessments (SHLAA) delivery assumptions.												
Site delivery commentary													

Self and Custom Build Delivery

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- 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?

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

Appendix 9: Draft five year housing land supply calculation (April 2023)

	Stage 1 (April 2023)
Five Year Housing Requirement for period 2023/24 - 2027/28	3725
Oversupply/shortfall	673
Net requirement (following adjustment for oversupply/shortfall)	3052
10% buffer	305
Five Year Land Supply Requirement (including 10% buffer)	3357
	Stage 1 Site Proforma Consultation Outcome (April 2023)
Category A sites	3026
Category B Sites	1229
Small Sites	175
Demolitions	0
Total Supply	4430
Five year supply performance against 110% of housing requirement (%)	132%
Five year supply performance against 110% of housing requirement (years)	6.6 years

Appendix 10: Stage 2 Developer and Statutory Consultees

Developer	Contact name/Agent		Person/Organisation – Has a site in the 2023 APS?
A M Watt	Tony	Watt	No
Adderstone	Stephen	McCoy	Yes
Avant Homes	James	Johnson	Yes
Barratt Homes	Dominic	Smith	Yes
Barratt Homes	Amy	Ward	Yes
Barratt Homes	John	Aynsley	Yes
Bellway	Katherine	Temple	Yes
Bellway	Joe	Smith	Yes
Bernicia	Jeff	Boyd	No
Building Design (Northern) Limited	David	Hunt	No
Building Design (Northern) Limited	Richard	Marsden	No
Camerex House Ltd	Roger	Lee	Yes
Cancara Property Ltd	Phil	Garner	No
Church Commissioners (Barton Wilmore)	Musa	Choudhary	No
Duchy Homes	Lee	Foxton	Yes
Duchy Homes	Ben	Mansell	Yes
Esh	Dale	Morris	Yes
Esh Homes	Geoff	Woodcock	Yes
Esh/Bernicia	Phil	Brown	Yes
Fit-Out Yorkshire	Fitz Architects		Yes
GAP Design	Graeme	Pearson	Yes
Gentoo	Jane	Turnbull	Yes
Gladman	John	Fleming	No
Gleeson Homes Ltd	Chris	Dodds	Yes
Hellens	Katie	Rumble	Yes
Holyhead Homes	Generic admin email inbox		Yes
Homes England	Andrew	MacFarlane	Yes
Homes England	Tom	Baker	Yes
Homes England	Matt	Ridge	Yes
Howarth Litchfield	James	Anderson	Yes
Inn Place Partnership	Saul	Joicey	Yes
JJ Property Lettings	AOP Design		Yes
JT Consultancy Ltd	Sarah	Halliday	Yes
Karbon Homes	Clare	O'Shea	Yes

Karbon Homes	Lea	Smith	Yes
Karbon Homes	Steve	Jackson	Yes
Keepmoat	Helen	Campbell	No
Keepmoat	Ian	Prescott	No
Lichfields	Neil	Westwick	Yes
Mahady Developments Ltd	Alex	Shanks	Yes
Mario Minchella Architects	Bejhan	Kameli	Yes
MCC Homes	Paul	McCoy	Yes
Miller Homes	Phil	James	Yes
Norr Consulting	Simon	Bell	Yes
Nova Castria Design Limited	Laura	Atkin	Yes
Pegasus Group	Hannah	Woodall	No
Persimmon Homes	Paul	Hunt	Yes
Persimmon Homes	Adam	McVickers	Yes
Place First	James	Litherland	Yes
Private	Hannah	Chapman	Yes
Private	Janice	Fleming	Yes
Private	Brent	Ganley	Yes
Private	Graeme	Cummings	Yes
Robertson Homes	Wes	English	Yes
Robinson Brown Designs	John	Clark	Yes
SCC	Amanda	Gallagher	Yes
Siglion /SCC	Neil	Guthrie	Yes
Story Homes	Amanda	Stephenson	Yes
Story Homes	Richard	Swann	Yes
Taylor Wimpey	Chris	Haggon	Yes
Thornley Developments	Paul	Baxter	Yes
University of Sunderland	Jenny	Gibbs	No
Vistry Group	Graham	Railton	Yes
W and D Christie	Paul	Elliot	No
Ward Hadaway	Andrew	Moss	No
Origin Planning	Stephen	Litherland	Yes
Other Bodies	Contact		Person/Organisation – Has a site in the 2023 APS?
Avison Young acting on behalf of National Gas	Generic admin email inbox		No
Avison Young acting on behalf of National Grid	Matt	Verlander	No

BT Broadband	Richard	Medhurst	No
Department for Transport	Generic admin email inbox		No
Durham CC	Chloe	Hillam	No
Durham County Council	Graeme	Smith	No
Durham County Council	Mike	Allum	No
EE	Roy	Atul	No
Environment Agency	Generic admin email inbox		No
Environment Agency	Sarah	Smith-Voysey	No
Everyone Active	Ian	Bradgate	No
Everyone Active	Craig	Buchanan	No
Gateshead Council	Annelise	Hutchinson	No
Gateshead Council	Neil	Wilkinson	No
National Highways	Sunny	Ali	No
Historic England	Henry	Cumbers	No
Home Builders Federation	Joanne	Harding	No
Homes England	Matthew	Wackett	Yes
Marine Management	Clare	McCarty	No
Mobile Operators Association	Generic admin email inbox		No
National Grid	Generic admin email inbox		No
Natural England	Michael	Miller	No
Network Rail	Ed	Dunn	No
Newcastle City Council	Rachel	Grahame	No
Newcastle City Council	Emma	Warneford	No
Newcastle City Council	Louise	Sloan	No
Nexus and Transport for the North	Dominic	Curry	No
NHS Sunderland CCG	Andrew	Moss	No
NHS Sunderland CCG	David	Chandler	No
NHS Sunderland CCG	Katherine	Brooker	No
North East Combined Authority	Rachelle	Forsyth-Ward	No
North East Combined Authority	Gavin	Armstrong	No
North Tyneside Council	Martin	Craddock	No
Northern Gas Networks Ltd	Generic admin email inbox		No
Northern Power Grid	Glen	Hodges	No
Northumberland CC	Andrea	King	No
Northumberland County Council	Joan	Sanderson	No

Northumberland County Council	Kevin	Tipple	No
Northumberland County Council	Andrea	King	No
Northumbria Police	Sarah	Pitt	No
Northumbria Water Ltd	Katherine	Dobson	No
Northumbrian Water	Gayle	Black	No
O2	Eamon	Hansberry	No
Open Reach	Generic admin email inbox		No
Rise	Suzanne	McDermott	No
Rise	David	Marrin	No
South Tyneside Council	Andrew	Inch	No
Tetlow King	Generic admin email inbox		No
The Coal Authority	Generic admin email inbox		No
Transport for The North	Andrew	Dorrian	No
Vodafone	Eamon	Hansberry	No

Appendix 11: Stage 2 Emails sent to Developer and Statutory Consultees

Email to statutory bodies/other bodies

Dear Sir/Madam,

As you may be aware in July 2022 the City Council submitted an APS to the Planning Inspectorate, and had agreed, an Annual Position Statement (APS) which concluded that Sunderland City Council can confirm a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2023. In March 2023 the Council wrote to the Planning Inspectorate to inform them that the Council intended to submit an updated APS in July 2023.

As part of the APS preparation process the Council has contacted developers, land owners and agents to ensure the sites that are in the five year housing land supply are forecasting housing delivery accurately and that their deliverability is confirmed. This has enabled a draft APS to be updated in preparation for submission to PINS in July 2023.

As a consultation body or duty to cooperate partner, we would like to invite you to make comments on the draft APS document, which includes the schedule of sites that make up the five-year land supply, so they can be taken into consideration when preparing the Council's submission APS.

Following this consultation, the Council will take into consideration your views and undertake any further discussions to ensure any issues or disputed sites are resolved, prior to submitting the final APS to PINS for review.

Attached to this e-mail is a comments form. The document is available on the Council's website at [5 Year Housing Land Supply - Sunderland City Council](#). The consultation on the draft APS closes on Monday 19th June 2023 and any views you may have will need to be submitted by this date.

Any comments you make should be sent to planningpolicy@sunderland.gov.uk. Should you have any questions or queries on the APS or any of the sites within the supply, please do not hesitate to contact a member of the team via this e-mail.

Kind Regards

Gary Baker

Email to Developers/Agents

Dear Sir/Madam,

As you may be aware in July 2022 the City Council submitted to the Planning Inspectorate, and had agreed, our Annual Position Statement (APS) which concluded that Sunderland City Council can confirm that we have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2023. In March 2023 the Council wrote to the Planning Inspectorate to inform them that we intended to submit an updated APS in July 2023.

As part of the APS preparation process the Council has contacted developers, land owners and agents to ensure the sites that are within the five year housing land supply are as accurate as possible and that their deliverability is confirmed, this has then enabled the APS to be updated in preparation for submission to PINS.

As such we would like to invite you to make any comments you may have on the draft APS document, which includes the schedule of sites that make up the five-year land supply so they can be taken into consideration when preparing our final APS.

Following this consultation, the Council will take into consideration your views and undertake any further discussions as necessary to ensure any issues or disputed sites are resolved prior to submitting the final APS for consideration to PINS.

Attached to this e-mail is a comments form. The document is available on the Council's website at [5 Year Housing Land Supply - Sunderland City Council](#). The consultation on the draft APS closes on Monday 19th June 2023 and any views you may have will need to be submitted by this date.

Any comments you make should be sent to planningpolicy@sunderland.gov.uk. Should you have any questions or queries on the APS or any of the sites within the supply, please do not hesitate to contact a member of the team via this e-mail.

Kind Regards

Gary Baker

Appendix 12: Stage 2 draft APS and five year housing land supply comments form

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	
-------------------------	--

Personal Information

Name	
Organisation	
Address	
Post Code	
Telephone Number	
Email Address	

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
---	--	---

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.

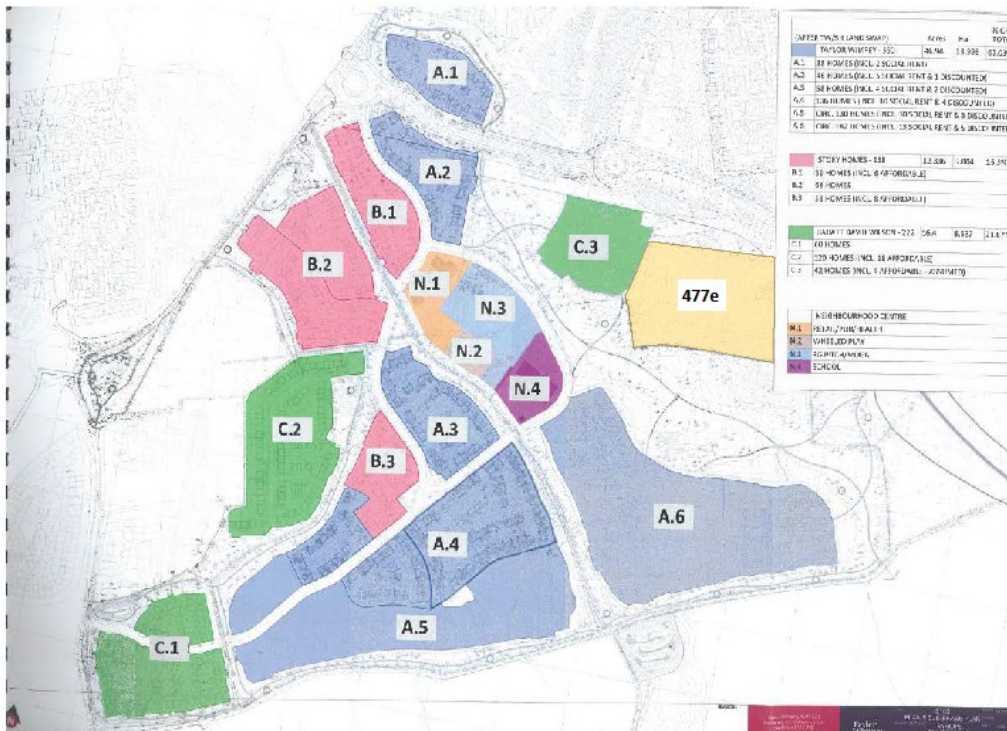
Any other comments on the site

A large, empty rectangular box with a thin black border, intended for providing evidence to support adjustments to the draft APS.

Any evidence to support adjustments to the draft APS

A large, empty rectangular box with a thin black border, intended for providing evidence to support adjustments to the draft APS.

Appendix 13: Land North of Burdon Lane (site 477) Land parcels



Appendix 14: Correspondence to the draft APS

From: [REDACTED]
Sent: 14 June 2023 10:40
To: [REDACTED]
Subject: FW: Sunderland Draft Annual Position Statement 2023

Hi [REDACTED]

Given we're actually slightly ahead of the figures you wish to publish, I'm fine for you to use the figures you have stated below.

Regards,

[REDACTED]
Technical Director
Homes by Esh

Email: [REDACTED]
Mobile: [REDACTED]

I'm currently scheduled to be unavailable on Friday 16th June

From: [REDACTED]
Sent: Wednesday, June 14, 2023 10:13 AM
To: [REDACTED] >
Subject: RE: Sunderland Draft Annual Position Statement 2023

Hi [REDACTED]

That's great thank you for clarifying! Are you happy with us going with our completions data (just as consistency with our records) of the :

- 23 completions
- 50 year 1 (23/24)
- 2 year 2 (24/25)

This would be a slight adjustment against yours but overall fairly consistent.

Rebecca Worthy
Planning Policy Officer
Economic Regeneration
www.sunderland.gov.uk



From: [REDACTED] >
Sent: 14 June 2023 09:57
To: [REDACTED] >
Subject: RE: Sunderland Draft Annual Position Statement 2023

Hi [REDACTED]

Sorry for any confusion caused in the last email, when I refer to year 1, I'm referring to year 2022, this was our first year on site. Year 2 will be this year – 2023. Year 3 is 2024. Therefore, plot figures are as follows;

2022 Year 1 – 17no completions complete 100%.

2023 Year 2 – 50no completions forecasted – of which 12no are complete 100%.

2024 Year 3 – 8no completions forecasted.

Hope this all makes sense now.

Regards,

[REDACTED]
Technical Director
Homes by Esh

Email: [REDACTED]

Mobile: [REDACTED]

I'm currently scheduled to be unavailable on Friday 16th June

From: [REDACTED] >
Sent: Wednesday, June 14, 2023 8:53 AM
To: [REDACTED] >
Subject: RE: Sunderland Draft Annual Position Statement 2023

Good morning [REDACTED]

Hope you are well. I just wanted to query your comments form below. I note that in the draft APS, the final figures for site 407c are:

23 completions to date
50 completions year 1
2 completions year 2

However in your comments form the figures you've submitted are:

20 completions to date
50 completions year 1
5 completions year 2

As we use council completion figures for all sites, we would be going ahead with the 23 completions which we have for your site. Would you be able to confirm if you are happy with this?

Kind regards

[REDACTED]
Planning Policy Officer
Economic Regeneration
www.sunderland.gov.uk

From: [REDACTED]
Sent: 22 May 2023 12:34
To: [REDACTED]
Subject: RE: Sunderland Draft Annual Position Statement 2023
Attachments: Comments Form 22.05.23.docx

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Hi [REDACTED]

Thank you for the below email. Please see attached our updated APS for our Springwell Village scheme.

Regards,

[REDACTED]
[REDACTED]
Technical Director
Homes by Esh

Email: [REDACTED]
Mobile: [REDACTED]



HOMES BY ESH



North East & Tees Valley

Esh House, Bowburn North Industrial Estate,
Bowburn, Durham, DH6 5PF

Constructing Lo

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From: [REDACTED] >
Sent: Monday, May 22, 2023 8:41 AM
Subject: Sunderland Draft Annual Position Statement 2023

Dear Sir/Madam,

As you may be aware in July 2022 the City Council submitted to the Planning Inspectorate, and had agreed, our Annual Position Statement (APS) which concluded that Sunderland City Council can confirm that we have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2023. In March 2023 the Council wrote to the Planning Inspectorate to inform them that we intended to submit an updated APS in July 2023.

As part of the APS preparation process the Council has contacted developers, land owners and agents to ensure the sites that are within the five year housing land supply are as accurate as possible and that their deliverability is confirmed, this has then enabled the APS to be updated in preparation for submission to PINS.

As such we would like to invite you to make any comments you may have on the draft APS document, which includes the schedule of sites that make up the five-year land supply so they can be taken into consideration when preparing our final APS.

Following this consultation, the Council will take into consideration your views and undertake any further discussions as necessary to ensure any issues or disputed sites are resolved prior to submitting the final APS for consideration to PINS.

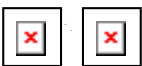
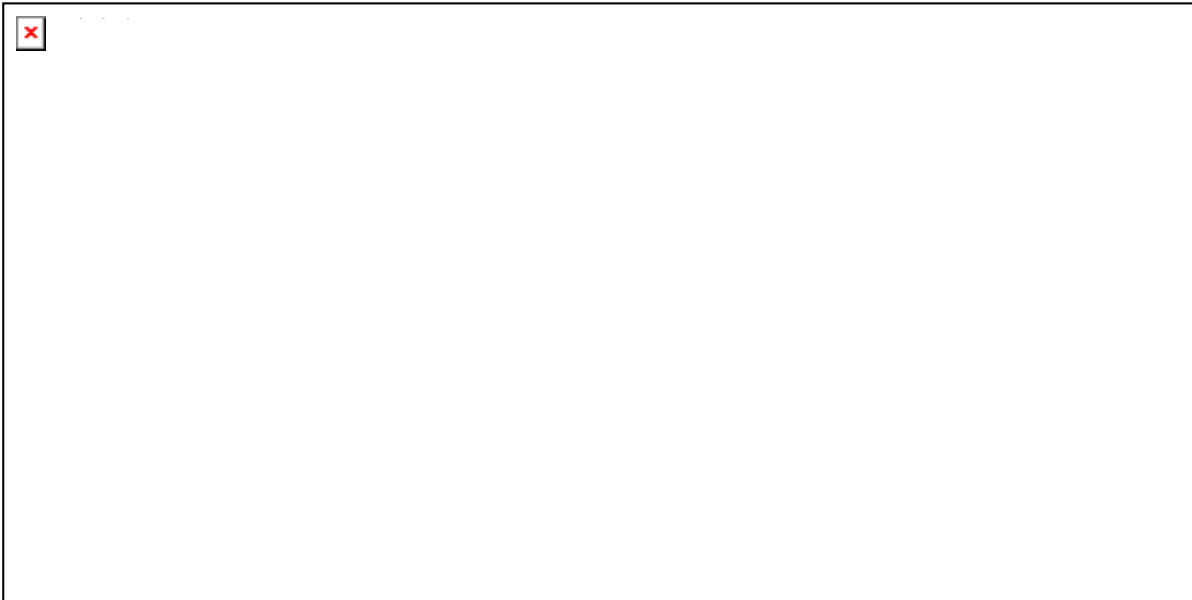
Attached to this e-mail is a comments form. The document is available on the Council's website at [5 Year Housing Land Supply - Sunderland City Council](#). The consultation on the draft APS closes on Monday 19th June 2023 and any views you may have will need to be submitted by this date.

Any comments you make should be sent to planningpolicy@sunderland.gov.uk. Should you have any questions or queries on the APS or any of the sites within the supply, please do not hesitate to contact a member of the team via this e-mail.

[Redacted signature block]

[Redacted signature block]
Economic Regeneration
www.sunderland.gov.uk





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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	Esh Homes Ltd.
------------------	----------------

Personal Information

Name	[REDACTED]
Organisation	Esh Homes Ltd.
Address	Land North East of Mount Lane, Springwell Village, Gateshead.
Post Code	NE9 7UQ
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
N/A.		

Please add more rows if required

Sites

SHLAA Reference	407C
-----------------	------

Delivery Rates

Do you agree with the Delivery Rates?	Comments
Yes	N/A.

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.
20	50	5	0	0	0

Any other comments on the site

<p>The 2022/23 APS outliend 25 completions for financial year 2022/23, according to the latest information held by the Council only 20 were built out, to 28/02/2023. The phasing schedule above, takes into account the phasing wihtin the previous Annual Position Statement, with minor ammendments to delivery in 2024/25.</p>
--

Any evidence to support adjustments to the draft APS

N/A.

From: [Redacted] >
Sent: 12 June 2023 13:10
To: Planning Policy
Subject: Sunderland Draft Annual Position Statement 2023
Attachments: Sunderland APS draft comments June 2023.pdf

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Good afternoon,

Please find Nexus' response comments to the Sunderland Draft Annual Position Statement in the document attached.

Kind regards,
Ben

[Redacted Signature]

Nexus, Nexus House, St James Boulevard, Newcastle upon Tyne, NE1 4AX
Tel: [Redacted]
Development planning enquiries to: planningliaison@nexus.org.uk

www.nexus.org.uk

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Developer/ Agent

Nexus
(Tyne and Wear Passenger Transport Executive)

General Comments

Nexus welcomes the overall ambitions of Sunderland City Council within the APS and renewal of a confirmed five-year land supply for 2023/24 – 2027/28 to the Planning Inspectorate. As a consultee and partner, Nexus wishes to be proactive in working with the Local Planning Authority and developers to ensure that new development in Sunderland encourages sustainable and accessible travel via public transport or active travel modes. Design, location, and layout of new developments should maximise potential for sustainable travel, with these modes of transport being given priority over private vehicle use.

Nexus recognises the importance of working in partnership with Sunderland City Council surrounding development planning and welcomes any further consultation regarding sites set out within the APS document.

Any comments made by Nexus during the original or ongoing consultee responses on any allocation of any of the sites mentioned below should still stand.

Site Comments

Site	Comments
Penshaw House 448	<ol style="list-style-type: none"> 1. Nexus welcomes the broad intentions of allocating land at this brownfield site, which is well served by public transport provision on Station Road, allowing residents to travel by sustainable modes. 2. Developments close to Station Road would give residents access to a range of bus services with a 400-metre walking distance from the development site. Services that traverse Station Road currently offer connections to key employment sites across Sunderland, and to Tyne and Wear Metro connections at Heworth Interchange and within Sunderland City Centre.

<p>Former Forest Estate 172</p>	<ol style="list-style-type: none">1. This area of Easington Lane is currently well served by public transport, with the express Go North East service X1 operating in close proximity to the site and allowing residents to traverse the region sustainably.2. Developments adjacent to this key public transport corridor are welcomed, with the development site within 400 metres of a route that provides good bus links throughout Tyne and Wear.
<p>Farrington Row 078A</p>	<ol style="list-style-type: none">1. Nexus supports the ongoing ambitions by Sunderland City Council to redevelop brownfield sites within the urban core, however developers/applicants at this site must be aware of continually changing public transport provision in the area to ensure there are sufficient sustainable connections for prospective residents.2. It is likely that some, if not most, of the allocated land will be in excess of a 400-metre walk from the nearest public transport stop, as a result of changes to services in the area, including the re-routing of the number 8 Stagecoach service.3. Nexus feels there is an opportunity for the Local Planning Authority to utilise the developments around the area to promote public transport, through the Northern Spire Bridge, the Queen Alexandra Bridge, and the Sunderland Strategic Transport Corridor. Current public transport developments in the area mean this part of Sunderland could be left without adequate bus service provision. Nexus feels there is an opportunity to consider wider developments including around Pallion, land at Deptford Terrace, and this proposed development site, to

	<p>ensure a holistic view is taken to planning public transport in the area.</p>
<p>Nile & Villiers Street 659</p>	<ol style="list-style-type: none"> 1. Nexus views this development site as a good opportunity to develop on brownfield land within Sunderland City Centre, benefitting from close public transport links. 2. The site is within 600 metres of Sunderland station, which benefits from Tyne and Wear Metro and national rail connections. The site is also close to local bus links, including the current Sunderland Connect services, which also offer bus connections to Sunderland station.
<p>Poultry Farmer Site, LNBL 477e</p>	<ol style="list-style-type: none"> 1. Nexus views some challenges regarding access to bus within the area. This development, coupled with other significant developments in the area, will require bus provision to ensure sustainable transport choices are made in the area. 2. The RDLR will likely provide an opportunity for new commercial bus operations in the future upon completion. 3. Nexus recommends the LPA engages in continued discussions with Nexus and the commercial bus operators to ensure this area of South Sunderland is well served by public transport and encourages residents to make sustainable travel choices.
<p>Land to the west of Waterloo Road, Usworth (South) 463A</p>	<ol style="list-style-type: none"> 1. Nexus has some concerns that a development at this site would not currently be well served by public transport. The location of this development site means most dwellings will likely be in excess of a 400-metre walk from the closest bus stop on Stone Cellar Road.

	<ol style="list-style-type: none"><li data-bbox="786 203 1358 456">2. Further consideration and contributions may need to be provided at this development site to secure public transport provision within this area in order to align with current policy guidance.<li data-bbox="786 472 1390 949">3. Housing developers or applicants should be mindful that any planned extension to the Tyne and Wear Metro in Washington, or reopening of the Leamside Line to passenger services, would greatly enhance sustainable travel provision for residents within Washington. The location of this development site is likely to border the planned extension/reopening, and this should be taken into consideration by the developer/applicant.
--	--

From: [REDACTED]@HistoricEngland.org.uk>
Sent: 13 June 2023 11:01
To: [REDACTED]
Cc: North East ePlanning
Subject: Sunderland Draft Annual Position Statement
Attachments: Sunderland Housing Position Statement 13.6.2023.docx

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Dear [REDACTED]

Please find attached our response to the above consultation.

Kind Regards

[REDACTED]
Historic Environment Planning Adviser
Northern Regions

Direct Dial: [REDACTED] | Mobile: [REDACTED]
Historic England | Bessie Surtees House | 41-44 Sandhill | Newcastle upon Tyne | NE1 3JF



Historic England

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Historic England

[REDACTED]
Economic Regeneration
Sunderland City Council

Our ref: PL00793170

Your ref:

Telephone: 0191 403 1657

Sent by email to [REDACTED]

13 June 2023

Dear [REDACTED],

Sunderland City Council Draft Housing Position Statement

Historic England is the Government's statutory adviser on all matters relating to the historic environment in England. We are a non-departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Culture, Media and Sport (DCMS). We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.

Thank you for consulting Historic England on the above document. At this stage we have no comments to make on its content.

If you have any queries or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

[REDACTED]

[REDACTED]

Historic Environment Planning Adviser
Historic England
Telephone: 07757 834316
e-mail: henry.cumbers@historicengland.org.uk



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Telephone 0191 403 1657 HistoricEngland.org.uk
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From: [REDACTED]
Sent: 14 June 2023 11:05
To: [REDACTED]
Subject: FW: Sunderland Draft Annual Position Statement 2023

Hi [REDACTED]

Just confirming that there are no comments from me on the Draft APS.

Kind Regards

[REDACTED]
[REDACTED]
[REDACTED]
Planning Manager

Story Homes Ltd

Riverview Business Centre, Amethyst Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7YL

t: [REDACTED] | d: [REDACTED] | m: [REDACTED]

www.storyhomes.co.uk



From: [REDACTED]
Sent: 16 June 2023 09:46
To: [REDACTED]
Cc: Planning Policy; [REDACTED] (NO, North East)
Subject: RE: Sunderland Draft Annual Position Statement 2023 - National Highways formal response
Attachments: AA.23.02.44 Sunderland Annual Position Statement - letter to LPA.pdf

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Dear Planning Policy Team,

Thank you for consulting National Highways on the Sunderland APS. We have now reviewed the documents, please see attached our formal response letter for your courtesy.

We would welcome a meeting to discuss the content of our response.

Regards

[REDACTED]

[REDACTED]

[REDACTED] | **Regional Spatial Planning Manager**
Operations Yorkshire, North East and Humberside, National Highways
Mobile: + [REDACTED]

From: [REDACTED] >
Sent: Monday, May 22, 2023 8:38 AM
Subject: Sunderland Draft Annual Position Statement 2023

Dear Sir/Madam,

As you may be aware in July 2022 the City Council submitted an APS to the Planning Inspectorate, and had agreed, an Annual Position Statement (APS) which concluded that Sunderland City Council can confirm a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2023. In March 2023 the Council wrote to the Planning Inspectorate to inform them that the Council intended to submit an updated APS in July 2023.

As part of the APS preparation process the Council has contacted developers, land owners and agents to ensure the sites that are in the five year housing land supply are forecasting housing delivery accurately and that their deliverability is confirmed. This has enabled a draft APS to be updated in preparation for submission to PINS in July 2023.

As a consultation body or duty to cooperate partner, we would like to invite you to make comments on the draft APS document, which includes the schedule of sites that make up the five-year land supply, so they can be taken into consideration when preparing the Council's submission APS.

Following this consultation, the Council will take into consideration your views and undertake any further discussions to ensure any issues or disputed sites are resolved, prior to submitting the final APS to PINS for review.

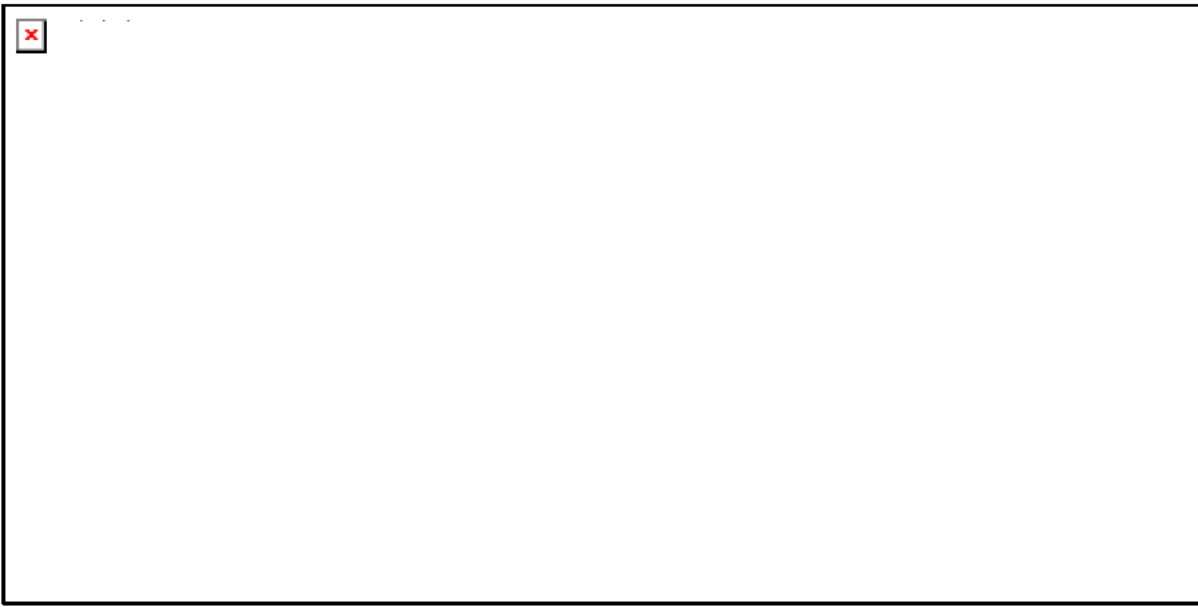
Attached to this e-mail is a comments form. The document is available on the Council's website at [5 Year Housing Land Supply - Sunderland City Council](#). The consultation on the draft APS closes on Monday 19th June 2023 and any views you may have will need to be submitted by this date.

Any comments you make should be sent to planningpolicy@sunderland.gov.uk. Should you have any questions or queries on the APS or any of the sites within the supply, please do not hesitate to contact a member of the team via this e-mail.

Kind Regards

[Redacted signature]

[Redacted name]
Planning Policy Officer
Economic Regeneration
www.sunderland.gov.uk



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Our ref: AA.23.02.44 / LPTWSunderland

Electronic copy

FAO: Sunderland City Council

██████████
Regional Spatial Planning Manager
Calder View,
Peel Avenue,
Wakefield,
West Yorkshire
WF4 3GH

Tel: ██████████

16 June 2023

Dear Sir/Madam,

Draft Annual Position Statement, May 2023

We have reviewed your Draft Annual Position Statement [APS] (dated May 2023) and would offer the following comments.

Background

In 2022, you provided a brief for an update to the Assessment of Transport Impacts Report (2020) to support the Allocations and Designations Plan [A&D Plan]. This included an updated uncertainty log of Local Plan developments dated 24th February 2022.

Results of the modelling showed additional delays on the network in 2025. However, the key constraint is the A19/A1231 junction, and it is understood that the earliest delivery date for the scheme at this junction is December 2025, so it was not tested for this year.

By 2033, the network was forecast to experience severe queueing, particularly on the A1231 Wessington Way and A19. Local road delays are seen particularly at the A1231/A182 and A690/A182 junctions; these do not block back to the SRN, so no mitigation has been tested at these locations.

Much of the SRN congestion can be addressed by including:

- The proposed SSTC4 junction upgrade at the A19/A1231; and
- A19 northbound lane gain between Doxford and Chester Road junctions.

An upgrade is also required at Whitemare Pool within South Tyneside, and a through-about design is a potential solution.

Even with these schemes, there remain delays on the A19. This is primarily due to the northbound merge at Chester Road being over capacity.

Previously, we requested the following with regard to assessing the impact of your Local Plan allocations:

- A Strategic Road Network assessment, including the impacts of COVID-19 on traffic flows is required (post-covid traffic survey data); or

- Working together, we should develop and test an upgrade to the A19 northbound merge at Chester Road

We noted that reassessment using 'post-covid' traffic flows would be the most robust approach, and this should be based on a robust development log that is consistent with this APS.

Draft APS (May 2023) review

We have identified some differences between the uncertainty log provided for National Highways' Sunderland Infrastructure Study and the APS. However, overall, we are satisfied that the APS is acceptable.

Updated 2022/2023 traffic flows

As you will be aware, an upcoming planning application for the proposed film studio development on land at the former Groves Cranes site, Pallion, situated to the northeast of Sunderland is currently being prepared.

SYSTRA is providing highways advice to the Applicant of this proposed site (as agreed between us and the Council) and has obtained 2022/2023 traffic flows at a number of junctions, including:

- A19 / A1231;
- A19 / A183 / A183 Chester Road;
- A19 / B1286 / A690 Durham Road;
- St Luke's Road / B1405 Front Road / Westmoor Road;
- A1231 / Ferryboat Lane;
- A1231 / Colima Avenue / Barrons Quay;
- A1231 / Colima Avenue / Castellian Road / Dene Road;
- A1231 / Castletown Way / Northern Spire Bridge / A1290;
- A1290 / Wessington Way / Northern Way signalised;
- St Luke's Road / Hylton Road;
- B1405 / Hylton Road / Holborn Road;
- A1231 / Hylton Road / Farringdon Row;
- A1231 / A183; and
- B1405 / Paul Watson Way.

We would, therefore, bring to your attention an offer from SYSTRA to update the modelling as part of the Sunderland Infrastructure Study to reflect the most recent 2022/2023 traffic flows.

I trust this response is helpful, but should you require any further information please do not hesitate to contact me.

Yours sincerely




Regional Spatial Planning Manager
Email: 

From:

To:

Subject:

FW: Response to the Sunderland Draft Annual Position Statement 2023 - on behalf of Gentoo Group and Gentoo Homes

Attachments:

L002v2 PL - Draft APS Consultation Response - 19.06.23.pdf; Completed Comments Form (Gentoo Group and Gentoo Homes) - 19.06.23.pdf

Importance:

High

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Good Afternoon,

Please see attached the Draft APS Consultation Response Letter and accompanying comments form.

Please can you confirm receipt of the attached documents.

If you have any queries, please do not hesitate to get in contact.

Kind regards,
Hannah

Senior Planner

E
M | EXT 6222 | T 0191 917 6700

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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	[REDACTED] (on behalf of Gentoo Group and Gentoo Homes)
-------------------------	---

Personal Information

Name	[REDACTED]
Organisation	Pegasus Group
Address	3 rd Floor Gainsborough House 34-40 Grey Street Newcastle upon Tyne
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
Please see accompanying response letter.	Please see accompanying response letter.	Please see accompanying response letter.

Please add more rows if required

Sites

SHLAA Reference	Please see accompanying response letter.
-----------------	--

Delivery Rates

Do you agree with the Delivery Rates?	Comments
Please see accompanying response letter.	Please see accompanying response letter.

Please suggest any adjustment required to be made to the Delivery Rates

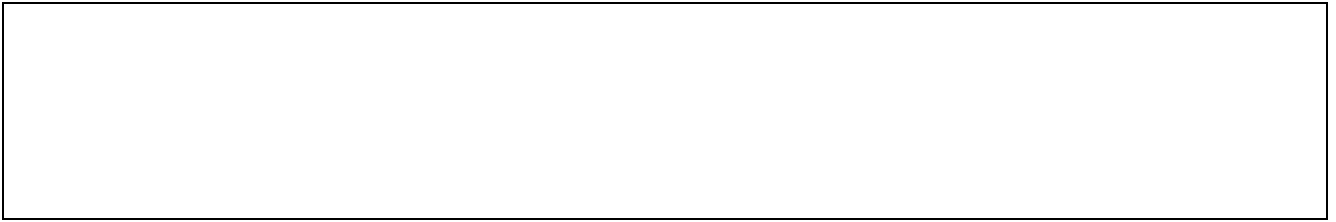
Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
Please see accompanying response letter.	Please see accompanying response letter.	Please see accompanying response letter.	Please see accompanying response letter.	Please see accompanying response letter.	Please see accompanying response letter.

Any other comments on the site

Please see accompanying response letter.
--

Any evidence to support adjustments to the draft APS

Please see accompanying response letter.
--



LO02v2 PL

19 June 2023

██████████
Planning Policy Officer
Sunderland City Council
City Hall
Plater Way
Sunderland
SR1 3AA

Dear ██████████

Draft Annual Position Statement (May 2023)

We write to you on behalf of our Clients, Gentoo Group and Gentoo Homes to respond to the consultation that the Council is undertaking in relation to its draft Annual Position Statement (APS).

Background and Context

Paragraph 75 of the National Planning Policy Framework (NPPF, 2021) allows local planning authorities to fix its five year housing land supply position via an APS over a 12 month period on the basis that such an APS:

- Has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and
- Incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.

This consultation forms part of the engagement process with developers and so is an important component of the preparation of the APS.

Since the adoption of the Council's Core Strategy and Development Plan (CSDP) in January 2020, the Council has sought to fix its five year housing land supply position and to that end, it has

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Our Clients are based in Sunderland and are actively developing a number of sites across the city. They are therefore key stakeholders in this process.

We set out their comments below in relation to both the method for calculating the requirement which has been adopted by the Council, as well as the delivery assumptions of our Clients' sites.

Comments on the Council's 5 Year Requirement

We agree that as the Council is seeking to fix its five 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 (Policy SP8).

However, where we disagree with the Council is how it has treated previous oversupply of dwellings. The draft APS highlights that since the beginning of the plan period, the Council has delivered more homes than the CSDP requirement. As the plan period has already run for 8 years the Council should have delivered 5,960 new dwellings up to 2022/23, however it has actually delivered an additional 673 dwellings (and so has completed 6,633 dwellings).

Whilst we do not dispute the completions data, the Council has sought to utilise this over delivery in homes to date to reduce its future five year requirement. It is noted that the Council has sought to justify this approach by raising the following points in its draft APS.

- The recent proposed Government reforms to National Planning Policy Framework (December 2022) brings guidance on oversupply in line with that on undersupply when calculating a five-year housing land supply and enables a local planning authority to include historic oversupply in its five-year land supply calculations.
- It is considered that taking into account oversupply from previous years would be consistent with the view that the Planning Inspector took in the recent Examination in Public for the Northumberland Local Plan.
- Allowing for historic oversupply is also compatible with recent case law (namely *Tewkesbury Borough Council and SoS for Housing Communities and Local Government v JJ Gallagher Ltd and Richard Cook [2021] EWHC 2782 (Admin)*).

Although these points are noted, it should be emphasised that no planning weight should be attached to the draft NPPF from December 2022. It is noted that the consultation that was undertaken yielded over 26,000 responses and as of yet, the Government has not addressed these responses and the issues that have been raised. It also has not set out a timetable for the publication of the revised NPPF with many in the development industry now having doubts whether this will now be finalised and published at all.

As such, it is the current NPPF (2021) that should be taken into account when examining how to treat oversupply. In this respect it is noted that in line with the requirements of the NPPF, the housing requirement in the CSDP is expressed as a minimum and therefore the consequence of utilising previous oversupply to reduce the five year requirement is that it effectively treats the annualised requirement as a cap or a ceiling. Whilst the overprovision from previous years can be



noted, using it to lessen the requirement in the next five 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 paragraph 60 of the NPPF).

The Council has also highlighted information in the PPG regarding oversupply of housing. 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. Consequently, this cannot apply in the case of Sunderland.

In relation to the Northumberland Local Plan examination, it is true that in that case the Inspector allowed the Council to take into account oversupply from previous years when examining its five year housing land supply requirement, however the context of this is very different to that presented in Sunderland. In the case of Northumberland, the Inspector was assessing the five year supply of deliverable housing land as part of the plan-making process and as a component of the plan's wider approach to delivering housing. In this case, the Northumberland Local Plan is 'commitment led' in nature with relatively few dwellings allocated and as such, the overall housing trajectory is frontloaded in nature. It appears that this was a determining factor in the Inspector's approach. This is outlined in Paragraph 190 of her report which states in the context of oversupply and the frontloaded trajectory that:

".....the Council might not be able to demonstrate a 5 year supply towards the end of the Plan period."

Given that the CSDP is not a commitment-led plan and instead allocates a large amount of land for residential development over the plan period, the same approach should not apply in the case of Sunderland.

In line with the case law which the Council refers to, the Inspector for the Northumberland Local Plan examination outlines that how oversupply should be treated needs to be for the decision maker to determine on a case-by-case basis with Paragraph 184 noting:

"I have considered whether this method of taking account of an oversupply in the early years of the Plan and calculating a residual requirement is a sound approach. I note that what could be considered to be different views have been taken elsewhere both by local authorities and by Inspectors at appeal. However, these previous decision makers had to determine the planning application or appeals before them, whereas my role is to examine whether the approach taken in the Plan is sound, which involves a consideration of the approach taken to setting the requirement."



In this instance, as the Council is seeking to fix its five year housing land supply position over a 12 month period which is to be assessed by the Secretary of State, it is suggested that the approach should be as robust as possible. We therefore consider that in this case, the Council should not be factoring in oversupply to reduce its five year requirement.

The requirement should be calculated as such:

- 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.

If it is assumed that the supply contained in the draft APS is correct, then this would present a **5.4 years supply** compared to the 6.6 years supply presented by the Council.

However, in relation to forecasted supply, we consider the assumptions for our Clients' sites below.

Consideration of Our Clients' Sites

We note in the case of 7 of 10 sites which are being developed by our Clients', the Council agrees with our updated delivery assumptions (as set out in Appendix 2 of the Council's Consultation Draft of the APS). This delivery includes sites at:

- Phases 1-6, Chester Road (SHLAA reference 107);
- Land to the east of Broomhill Estate (SHLAA reference 197);
- Cragdale Gardens (SHLAA reference 440);
- Former Carley Hill School (SHLAA reference 104);
- Land at Keighley Avenue (SHLAA reference 745);
- Hylton Lane/Blaydon Ave, Hylton Lane (SHLAA reference 079); and
- Land at Fulwell Quarries (SHLAA reference 175).

However, the assumptions set out by the Council in relation to the following sites do not align with our Clients' latest delivery information:

- Coaley Lane, Land south of (SHLAA reference 367);
- Doxford Park Phase 6 (SHLAA reference 504); and



- Land north of Eastbourne Square (SHLAA reference 243).

Following a review of the Council's Five Year Housing Land Supply Schedule of Sites, we consider that the below sites should be updated to reflect the delivery information set out below:

Site	Prior to 1 st April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	Post 5 year
Coaley Lane	117	11	0	0	0	0	0
Doxford Park Phase 6	35	35	30	0	0	0	0
Land north of Eastbourne Square	24	0	0	0	0	0	0

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,



Associate Planner





The Coal
Authority

Sunderland City Council - Annual Position Statement (APS) 2023 Consultation

Contact Details

Planning and Development Team

The Coal Authority

200 Lichfield Lane

Berry Hill

MANSFIELD

Nottinghamshire

NG18 4RG

Planning Email: planningconsultation@coal.gov.uk

Planning Enquiries: 01623 637 119

Date

16th June 2023

Dear [REDACTED]

Re: Annual Position Statement (APS) 2023 Consultation

Thank you for your notification received on the 22nd May 2023 in respect of the above consultation.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records indicate that within the Sunderland City area there are recorded coal mining features present at surface and shallow depth including; mine entries, coal workings, mine gas sites and reported surface hazards. These features may pose a potential risk to surface stability and public safety.

The Coal Authority's records also indicate that surface coal resource is present in the area, although this should not be taken to imply that mineral extraction would be economically viable, technically feasible or environmentally acceptable. As you will be aware those authorities with responsibility for minerals planning and safeguarding will have identified where they consider minerals of national importance are present in your area and related

policy considerations. As part of the planning process consideration should be given to such advice in respect of the indicated surface coal resource.

It is noted that this current consultation relates to the Annual Position Statement for housing land supply for Sunderland City Council. I can confirm that the Planning team at the Coal Authority have no specific comments to make on this current consultation.

Yours sincerely

A black rectangular redaction box covers the signature area, with a white L-shaped corner cutout on the bottom-left side.

Principal Planning & Development Manager

From: [REDACTED] <a [REDACTED]>
Sent: 19 June 2023 11:24
To: Planning Policy
Cc: [REDACTED]
Subject: APS, June 2023, BDW response
Attachments: Annual Position Statement, June 2023, BDW response.pdf; APS Table.pdf

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Hi,
Please find attached BDW's submission to the Sunderland Annual Position Statement consultation.

We hope the comments included are helpful and would appreciate the opportunity to discuss these with you.

Thanks
[REDACTED]

Planning Manager
Barratt Homes North East
(a trading name of BDW Trading Limited)

Address: Barratt David Wilson North East | Barratt House | The Watermark | Gateshead | NE11 9SZ | **Telephone:** [REDACTED] | **Fax:** TBC | **E-mail address:** [REDACTED]



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Annual Position Statement, June 2023

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 (APS). BDW are the UK's leading housebuilder. Our vision is to lead the future of housebuilding by putting customers at the heart of everything we do. We build the highest quality homes recognised by our HBF 5 Start customer rating, the only major housebuilder to have achieved this for the fourteenth consecutive year.

BDW are currently building out on two sites in Sunderland: Cherry Knowle, Ryhope and Burdon Lane, Ryhope. We provided Sunderland City Council (SCC) with our trajectories for those sites and can confirm that these are accurately reflected in the APS. We hope the Council recognise that we have a good track of housing delivery in the Authority. We are committed to ensuring that the Council have a 5 year land supply of deliverable sites, as we want to see the Authority grow and benefit from the economic benefits housing brings to an area.

We hope the Council will welcome our comments, in light of trying to work with the Council to ensure a 5YLS.

Oversupply

We note that the Council has included an oversupply of 673 in their 5YLS calculation.

The PPG only provides guidance on how to deal over-supply in the context of offsetting 'any shortfalls against requirements from previous years'. The PPG is silent on whether the same approach can be undertaken to offset against future housing requirement in the plan period.

The use of an 'oversupply' reduction has been the subject of High Court litigation and a number of Appeal decisions. It is evident that the SoS does not consider an allowance for past oversupply should be used to reduce the 5YLS requirement, given that the SoS has not updated the NPPF or the PPG. The PPG could have been easily updated, given it's nature as a 'living document'.

Land north of Aylesbury, Wendover, Buckinghamshire (APP/J0405/W/16/3158833) (October 2017): Inspector concluded that in the context of the objective of significantly boosting the supply of housing under the NPPF, 'it seems to me that any oversupply in the early years of a plan cannot be 'banked' so as to reduce the annualised target in later years'

Land off Westminster Drive, Dunsville, Doncaster, South Yorkshire (APP/F4410/W/16/3158500) (July 2017): The decision confirms that the housing requirement is a minimum figure and not a ceiling. The decision reinforces that 'Any restriction or deduction in future years supply would clearly go against the Government's aim to significantly boost the supply of housing'

Waters Lane, Middleton Cheney, South Northamptonshire (APP/22830/W/20/3261483) (April 2021): The Inspector noted that 'if the oversupply were not taken into account, then the requirement in the five years of the monitoring period would not lead to an artificially low expectation in the future, since the homes required would already been provided. Instead, the number would be artificially inflated above the housing requirement in the adopted plan'

The housing requirement is a minimum requirement. If LPAs were allowed to reduce that requirement every time they exceed it, they would simply only ever be delivering the absolute minimum. This is contrary to the national aim of significantly boosting housing supply.

The oversupply of 673 houses must be removed from the calculation.

Lapse Rate

BDW note that no lapse rate has been allowed. A report by Chamberlain Walker, reported on DCLG analysis, showed that between 10-20% of permissions never materialise into a start on site at all, with up to another 20% being the subject of scheme re-engineering through a fresh planning application.

This provides compelling evidence for a lapse rate of 20% to better reflect national trends.

Demolitions

We note that no allowance has been made for demolitions and we would suggest an allowance of -10, to accord with last year's APS.

Deliverable Sites

We note that a number of sites included within the 5YLS do not have a planning consent; an application submitted or any planning status at all.

In line with the NPPF sites must only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. We recognise that the definition of what is 'deliverable' is not a closed list.

Sites with outline planning permission, allocated, with a permission in principle or identified on a Brownfield Land 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 of 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.

Sites with no planning status, must provide the below, as relevant, to indicate deliverability:

- 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
- A positive pre-app response. A simple page stating this signed by the developer and Council should be sufficient evidence
- Confirmation of full intrusive SI having been undertaken on the site. Only the dated front page would be necessary
- Current planning status: progress has been made towards approving REM, or if there is a PPA linking timescales for approval
- Firm progress has been made towards the submission of an application: written agreement between LPA and developer confirming delivery intentions and anticipated start/build out
- Clear relevant information about site viability, ownership constraints or infrastructure provision

The Council note the requirement for such evidence to include these sites in the 5YLS, but fails to provide the concrete evidence needed.

Sites without a planning consent, with outline consent or no planning status should be removed from the 5YLS, unless evidence is provided. This equates to 936 houses.

Delivery Rates/Forecasts and Lead in Times

The Council have based their delivery rates and lead-in times on tested assumptions in the SHLAA.

The Council state the following delivery timescales based on site category. BDW disagree with some of these assumptions and note these below:

Sub-heading	Council's criteria	BDW's comments
Sites with full planning consent	Delivery of houses will start from year 2 at a rate of no more than 30 houses per annum	This seems reasonable
Sites with outline planning consent	Delivery of houses will start from year 3 at a rate of no more than 30 houses per annum	Sites with outline still need to market site/get a developer on board; prepare an application for detailed planning permission; determine a planning application (roughly 56 weeks); 18 months from determination to start on site. These would deliver outside of the 5 year period
Developable sites with applications pending a decision	Delivery of houses will start from year 4 at a rate of no more than 30 houses per annum	It seems slightly disproportionate that a site with an application pending decision would deliver after one with only an outline consent. SCC need to consider breaking the sites into 2 separate categories: sites pending decision on detailed planning which could deliver 18 months from date of planning consent; and sites pending decision on outline planning which would deliver outside of the 5 year period
Allocated housing sites with known recent developer interest	Delivery of houses will start from year 4 at a rate of no more than 30 houses per annum	These must deliver outside of the 5 year period, as they have no planning status
Developable sites on which an application is expected within 12 months	Delivery of houses will start from year 4 at a rate of no more than 30 houses per annum	If we assume the application is submitted at the start of year 2; determination could be at the start of year 3; 18 months from determination to start on site would take

		delivery of houses to outside of 5 year period. These should also be split into full and outline planning applications. Outline timescales should be extended by 2 years accordingly
Other developable SHLAA sites	Delivery of houses will start from year 6 at a rate of no more than 30 houses per annum	Agree, that these will deliver outside of 5 year period

The assumption should be based on analysis by the Council, which concluded:

- Sites of 10 houses or more deliver 30 houses per annum
- Two months to get a S106 signed after planning granted at committee
- Time period from gaining full planning consent to a site actually delivering housing completions is based on an average of 18-24 months

Applying this assumption affects the following sites, in particular:

Land north of Stonecellar Road – 49 houses pushed back, still in 5YLS. The site does not have a planning consent. Looking on the planning portal the site still has some minor LLFA comments to address; a resolution at committee to gain; a S106 to be signed. Even if the consent is granted in December 2023, it would be 18 months from planning permission to start on site

Amberley and Harrogate Street – 61 houses pushed out of 5YLS. The site does not have planning consent. Even if the consent is granted in December 2023, it would be 18 months from planning permission to start on site

This list is not exhaustive and BDW can see many sites in the 5YLS trajectory where the delivery rate is too high and the timescales are unrealistic. BDW would advise the Council to review all sites in the trajectory on delivery rates and timescales

Detailed Analysis of the 5YLS Trajectory

BDW has analysed the sites included in the 5YLS trajectory in detail. BDW have raised concerns with a number of sites. It is possible that SCC can provide sufficient clear evidence to warrant their inclusion, but at this moment in time this not available. We have provided some comments below.

We would also advise that the Council review all the sites which keep being pushed back, each year, in terms of delivery. We would advise the Council to review these and explore, in detail, with the landowner/developer, if they are coming forward.

BDW comments on the sites and delivery timescales in the APS (see detailed review for breakdown):

Detailed consents:

- Cherry Knowle – 60 houses to be removed from 5YLS, as they only have outline consent
- Seaburn Amusements – 60 houses to be removed from 5YLS, as they only have outline consent

- Vaux Brewery – 135 houses to be removed from 5YLS, as there is no residential developer on board; no planning application submitted; no timescales for planning
- Land to the north of Stonecellar Road – 49 houses to be pushed back. 20 houses in FY26/27 and 26 in FY27/8. We appreciate these numbers will still remain in the 5YLS, but believe they should be moved back as the site does not have planning consent and even if granted in December 2023, as per the Council's assumptions we should be working on the basis of 18 months from granting of planning permission to start on site
- Amberley and Harrogate Street – the numbers needed to be pushed back. The site does not have planning consent and even if granted in December 2023, we would assume 18 months from granting of planning permission to start on site. This would push 61 houses outside of the 5YLS

No planning application:

- Land North of Usworth Hall – 127 houses need to be removed from 5YLS, as there is no evidence the site will be delivered in the 5YLS period. There is also no evidence of any agreement with Council to permit access or with Homes England to lift the covenant

Outline planning permission:

- Ennerdale Street - 40 houses to be removed from 5YLS, as the site only has outline planning permission. An application for RM has been awaiting updated reports for 2 years; there is no developer on board and the site is to be delivered in partnership with a neighbouring site, which only further complicates it's delivery
- Land at Fulwell Quarries – 130 houses to be removed from 5YLS, as the site only has outline consent. The access is also in a separate ownership and the site has not yet been marketed

No planning status:

- Former Forest Estate - 70 houses to be removed from 5YLS, as the site has no planning status
- Nile and Villiers - 80 houses to be removed from 5YLS, as the site has no planning status
- Land north of Burdon Lane – 70 houses to be removed from 5YLS, as the site has no planning status
- Farrington Row – 90 houses to be removed from 5YLS, as the site has no planning status

Double counting:

- Burdon Road – 109 houses to be removed from 5YLS
- 4 Front Street – 7 houses to be removed from 5YLS
- 1 Roker Terrace – 6 houses to be removed from 5YLS

This equates to the removal of 985 houses from the 5YLS.

This would reduce the total supply from 4,430 to 3,445 houses.

Combined with the removal of the oversupply, 673, this would retain the five year housing requirement at 3,725 houses.

This reduces the 5YLS to 3.3 years.


BDW 5YLS Requirement

Annual housing requirement	745 houses net
Five Year Housing Requirement for 2023/24-27/28	3,725
Shortfall/Oversupply	0
Net requirement	3,725
10% buffer	373
Five Year Land Supply Requirement (including 10% buffer)	4,098
Supply	3,445
Lapse rate (20%)	-689
Demolitions	-10
Total supply	2,746
Five Year Land supply position	3.3 years

Conclusion

We would welcome discussion on the points raised in this response and would appreciate being kept informed as the APS progresses.

Detailed Consents

Site Name	Ref. No.	Overall Yield	SCC Projected Delivery	BDW Review	BDW Summary
Ryhope and Cherry Knowle Hospital	062	800	60 FY27/28	<p>The site needs to be broken into two. BDW do not dispute the numbers in FY23-25 – these are numbers provided by BDW, in building out the current detailed consent for 304.</p> <p>The site needs to be split into the detailed consent delivery, which will be completed in FY24/25 and the outline consent, which will not deliver within the 5 year period.</p> <p>We note that the outline portion of the site was included in the last APS. We queried it's inclusion in the 5YLS. SCC were clear that the site was to be marketed in October 2022; the roundabout works preventing this portion were underway. Therefore some numbers could be delivered from this site in the 5YLS. Neither of these statements were correct</p>	Remove outline fully from 5YLS
Seaburn Amusements, Whitburn Road	413	237	60 FY27/28	<p>This site, again, needs to be broken into two – delivery of the element with detailed consent and delivery of the outline element. On the element with outline (155 houses) there is no evidence that this section of the site has been marketed. A developer would need to be on board to submit the detailed RM element, with the specific housetypes. Looking at the site, we would also question were these remaining 155 houses are going to go.</p> 	Remove outline fully from 5YLS
Vaux Brewery	063	135	82 FY24/5 53 FY25/6	<p>Whilst there is a lot of work going on, on site, we note there is no residential developer on board. To deliver 82 houses they would need to be on site now. There is no evidence that any residential development on site.</p>	Remove from 5YLS


				BDW would also question the delivery numbers, which seem very high. We would suggest adopting a delivery rate of 30/30/30, in line with average site delivery.	
Land to the north of Stonecellar Road, Usworth	567	49	20 FY24/5 29 FY25/6	The Council have stated on the pro-forma that the planning application is approved, awaiting signing of the S106. We have checked the Planning Portal and this is not correct. There are outstanding LLFA comments. To deliver 20 houses in FY24/5 they would need to have started on site.	Push back in the trajectory
Amberley and Harrogate Street	163	103	12 FY24/5 48 FY25/6 43 FY26/7	Application pending – planning approval Summer 2023. To deliver 12 houses in FY24/25 they would need to be on site now	Push back in the trajectory. 61 houses to fall outside of the 5YLS

No Planning Application

Site Name	Ref. No.	Overall Yield	SCC Projected Delivery	BDW Review	BDW Summary
Land North of Usworth Hall	463A	214	39 FY25/6 44 FY26/7 44 FY27/8	No planning application – despite being allocated since 2020. Time needs to be allowed for preparation of a planning application; determination; signing of S106. The pro-forma states Story have an option on the site. This means that time for a price negotiation must also be factored in. It should also be noted that the access is owned by SCC. The pro-forma refers to ‘agreement in principle’ for the access, but this is a very different position from having the legal agreements in place, prices agreed. All of this needs to be provided to demonstrate deliverability of the site. There is also a Homes England covenant on the site.	Need to remove from 5YLS as no evidence it will deliver in the period.


Outline Permission

Site Name	Ref. No.	Overall Yield	SCC Projected Delivery	BDW Review	BDW Summary

Ennerdale Street, Low Moorsley	388	40	10 FY26/7 30 FY27/8	<p>This site only has outline planning permission. We note a REM was submitted in March 2021. It was noted that the reports are outdated and the agent was updating these. BDW would question whether the agent plans to continue with the RM, given that in two years they have not updated the report. It should also be noted that despite a REM being submitted, there is no developer attached. The planning application is simply in the landowner's name. This means that the detail/housetypes will not be reflective of a developer, who would actually bring the site forward.</p> <p>It should also be noted that the pro-forma states the reports are being updated to cover a neighbouring site, also in the same ownership, so the two could be brought forward together. This adds a further complicated to it's delivery</p>	Remove from 5YLS
Land at Fulwell Quarries	175	110	30 FY25/6 50 FY26/7 30 FY27/8	<p>No timescale for planning application submission by Gentoo. To deliver as per SCC schedule, site needs a detailed planning consent and a deliverable access point . We believe the access and site are in separate ownership. The site has also never been marketed, which it would need to be before a detailed and deliverable planning consent could be achieved.,</p> 	Remove from 5YLS

No planning status

Site Name	Ref. No.	Overall Yield	SCC Projected Delivery	BDW Review	BDW Summary
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Former Forest Estate	172	139	35 FY26/7 35 FY27/8	<p>This site is on the Brownfield Land Register, which suggests if planning was granted there would be remediation works required. It is an area of low value, so viability must be questionable.</p> <p>However, we note there is no developer on board. The Council state planning submission in Summer 2023. The same points were made in last year's APS and on some planning is still not submitted. Where the Council is going to rely on 'submission by...' to include the site in the 5YLS, they must have clear evidence to prove this.</p> <p>Even if planning is submitted in summer 2023, the site will not deliver 35 in FY26/27 as it will take time to determine the planning application; agree S106 and remediate the site.</p>	Remove from 5YLS
Nile and Villiers	659	80	40 FY25/6 40 FY26/7	<p>We believe that PlaceFirst have entered into an agreement with SCC on the site. We also believe that Homes England are a partial owner, so agreement needs to be in place with them</p> <p>The Council state that planning will be submitted in Summer 2023, with a start on site at the end of 2023. Again, the Council cannot simply rely on saying a submission will be made. There needs to be clear evidence that a planning application will be made. Also, a determination in less than 6 months seems unlikely. Furthermore, it is SCC own statement in the APS that says they are working on the assumption of 18 months from planning determination to start on site.</p> <p>In our opinion the site is small to deliver 80 houses, and there is a road running through the centre.</p> 	Remove from 5YLS
Land north of Burdon Lane	477e	70	30 FY26/7 40 FY27/8	<p>The Council state that a planning application will be submitted in Autumn 2023, with a start on site in May 2024. Again, SCC need clear evidence to rely on a 'submitted by...' to include a site in the 5YLS. A start on site in May 2024 would also be ambitious, especially as SCC work on the assumption of 18 months from planning determination to start on site.</p>	Remove from 5YLS

				We would also question whether planning will be straightforward. An essential aspect of the design of this scheme, will be delivery of footpath connections to the local centre in the wider Burdon Lane site. The delivery of this Connectivity is in the ownership of a third party and thus not deliverable	
Farrington Row	078A	140	45 FY26/7 45 FY27/8	There is no evidence that a developer is on board to bring this one forward. Again, the Council are including the site in the 5YLS on the basis that a planning application is submitted in Autumn 2023. Evidence of this must be provided, to rely on this. It is worth noting that the site has been around for many years. The site is also very contaminated and it is worthwhile noting that a railway tunnel runs under the site	Remove from 5YLS

Sites we believe are complete

Burdon Road/Hall Farm Road, land at	477d	109	12 FY23/4	Site is finished – double counting
4 Front Street, Fence Houses	752	7	7 FY23/24	Site was built 3/4 years ago – double counting
1 Roker Terrace and Side House, St Georges Terrace	735	6	6 FY23/24	Already built – approved 2019 – double counting

Appendix 15: Correspondence in relation to disputed sites

From: [REDACTED]
Sent: 30 June 2023 13:44
To: [REDACTED]
Cc: Planning Policy
Subject: RE: Sunderland's APS - five year housing land supply
Attachments: 062 Homes England.docx

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Hi [REDACTED]

Updated form attached.

[REDACTED]

[REDACTED]

Development Manager
[REDACTED]



[REDACTED]

The Lumen
St James Boulevard
Newcastle Helix
Newcastle Upon Tyne
NE4 5BZ

The Housing and Regeneration Agency

We believe that affordable, quality homes in well-designed places are key to improving people's lives. We make this happen by using our powers, expertise, land, capital, and influence to bring both investment to communities and to get more quality homes built.

Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk

OFFICIAL

From: [REDACTED]
Sent: Friday, June 30, 2023 12:56 PM
To: [REDACTED] >

Cc: [redacted]; Planning Policy
<PlanningPolicy@sunderland.gov.uk>

Subject: RE: Sunderland's APS - five year housing land supply

Hi [redacted]

Amended form attached.

I will revert re the Land North of Usworth and Nile/Villiers St schemes via a separate email.

[redacted]

[redacted]

Development Manager

[redacted]



[redacted]

The Lumen
St James Boulevard
Newcastle Helix
Newcastle Upon Tyne
NE4 5BZ

The Housing and Regeneration Agency

We believe that affordable, quality homes in well-designed places are key to improving people's lives. We make this happen by using our powers, expertise, land, capital, and influence to bring both investment to communities and to get more quality homes built.

Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk

From: [redacted] >

Sent: Thursday, June 29, 2023 1:12 PM

To: [redacted] Planning Policy

<PlanningPolicy@sunderland.gov.uk>

Subject: RE: Sunderland's APS - five year housing land supply

Hi [redacted]

Further to our telephone conversation the other day, please can you provide an update in writing with regard to the latest position with regard to Cherry Knowle.

Could you also please provide an update on whether there are outstanding issues from Homes England with regard to the Land North of Usworth and Nile/Villiers St schemes.

As discussed, ideally we would like this information as soon as possible try to reach agreement on the disputed sites.

Kind Regards

██████████
Strategic and Sustainable Plans Manager
Economic Regeneration
Telephone: ██████████
www.sunderland.gov.uk



OFFICIAL

From: ██████████
Sent: 23 June 2023 10:02
To: ██████████
██████████ Planning Policy
<PlanningPolicy@sunderland.gov.uk>
Subject: Sunderland's APS - five year housing land supply

Hi ██████████

We have received objections from Barratts regarding the inclusion of the Cherry Knowle site within the five year housing land supply for on the following grounds:

*"The site needs to be broken into two. BDW do not dispute the numbers in FY23-25 – these are numbers provided by BDW, in building out the current detailed consent for 304.
The site needs to be split into the detailed consent delivery, which will be completed in FY24/25 and the outline consent, which will not deliver within the 5 year period.
We note that the outline portion of the site was included in the last APS. We queried it's inclusion in the 5YLS. SCC were clear that the site was to be marketed in October 2022; the roundabout works preventing this portion were underway. Therefore some numbers could be delivered from this site in the 5YLS. Neither of these statements were correct."*

It would therefore be helpful if Homes England can provide an updated position, which would assist the Council in demonstrating the deliverability of the site and its inclusion within the five year housing land supply. In particular, it would be helpful if you can provide an update regarding the marketing of the site and the roundabout works to the site. It is my understanding that the roundabout works do not necessarily prevent the deliverability of the site, but may result in lower numbers than those originally anticipated within the outline. It should be noted that the Council has only proposed the inclusion of 80 units within the five year land supply within the draft APS. It would be useful if you could confirm if this is the case. With regard to the marketing of the site, I understand that Homes England have a streamlined process for this, so any information on this would be helpful.

If you could also provide an updated delivery schedule for the site, that would also be of assistance.

In addition to the above, Barratts have also noted that Homes England have a covenant in place for the Land North of Usworth Hall site which is being brought forward by Story Homes and that you are a partial owner of the Nile and Villiers Street sites. It would therefore be helpful if you could confirm that Homes England fully support delivery of these schemes and whether any agreements have been reached with the respective landowners/developers.

Please could I ask that you provide an update as soon as possible, to allow us to reach a position on the disputed sites. Ideally we would like a response by 30 June on this at the latest if possible. Can I also please ask that you send any responses to planningpolicy@sunderland.gov.uk so that a member of the team can pick this up.

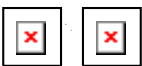
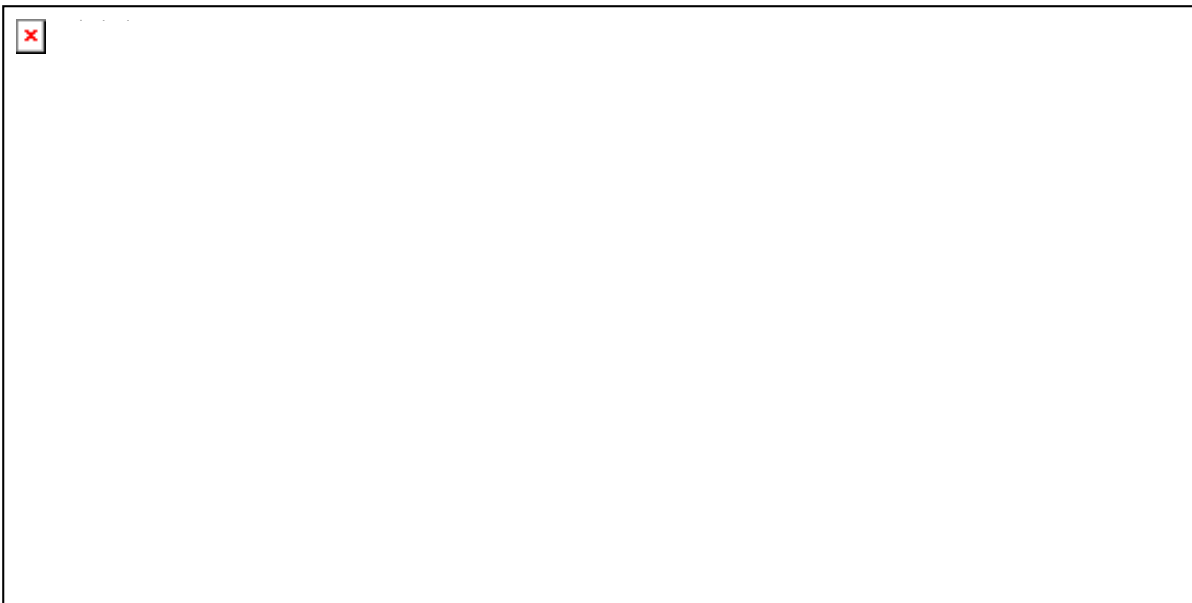
If you have any queries regarding this or would like to discuss, please don't hesitate to contact me.

Kind Regards


Strategic and Sustainable Plans Manager
Economic Regeneration
Telephone: 
www.sunderland.gov.uk



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Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	[REDACTED]
Company	[REDACTED]
Telephone Number	
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	Ryhope and Cherry Knowle Hospital
Planning Application no.	16/01524/HYB
SHLAA Site Ref (if known)	062
Number of remaining dwellings to build on site	543

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	257	0	0	70	90	90	90	90	16				0
Affordable Units		0	0	20	20	10							
Demolitions and or/conversion losses													
Council's reasoning for delivery	The proposed annual forecasts for 2023/24 takes into account units built out to date, outstanding units that are subject to the full consent forecast to be delivered in year 1. The remainder of the units, which are subject to the outline consent have been adjusted to 20, then 60 each year to reflect uncertainties of later phases.												

Site delivery commentary	<ul style="list-style-type: none">• The site is cleared and in Homes England ownership.• The proposed roundabout access to the part of the site lying to the east of the DRLR presents engineering difficulties due to the topography and steep gradient. A pre-app has been submitted seeking clarification on an alternative access point. This is to be followed up by an application to amend the access detailed in the planning consent.• The site will be brought to the market with a technical pack (ground investigations, arborcultural, ecology, BNG, utilities, earthwork and drainage strategies). A number surveys required to complete the pack have already been completed with the remainder to commence in July 2023.• The outcome of the pre-app/s.73 application may impact the proposed marketing date of February 2024 and the number of deliverable units.• The site will be offered to the market through Homes England's DPS Framework via an agreement for lease and building lease which in the context of housing completions will dictate a robust pace of delivery.• There are no legal constraints impacting delivery. The abnormal costs will be identified in the technical pack which will inform developers bids.

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?

	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											

From: [REDACTED]
Sent: 30 June 2023 14:56
To: [REDACTED]
Subject: FW: Amberley and Harrogate Street - Sunderland Annual Position Statement (SHLAA 163)

Hi [REDACTED]

In response to the representation which disputes the ability of the site to be fully built out over the five year land supply period, firstly, the site is on the Council’s Brownfield Register. The position of the PPG (see extract below) is that with evidence, a site on the brownfield register, can be included in a LPA’s five year housing land supply.

“As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:

- *have outline planning permission for major development;*
- *are allocated in a development plan;*
- *have a grant of permission in principle; or*
- *are identified on a brownfield register.*

Such evidence, to demonstrate deliverability, may include:

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

The Applicant is making some amends to the current planning application (ref. 22/00970/FU4) which is currently in the determination period following submission in May 2022. As a result of the changes, the scheme proposes to deliver 97 units now with the amended delivery schedule set out below. Nonetheless, you will see that all 97 residential dwellings will be delivered over the 5 year period, with Thirteen Group in the process of securing a contractor to build out the scheme. The Applicant is aiming to start on site by 31 March 2024 due to Homes England funding requirements.

Therefore, on the basis that the Amberley and Harrogate Street is included in the Council’s Brownfield Register, a planning application has been submitted and is in the determination period (shortly to be amended), alongside the other information provided above, there is sufficient evidence to keep the site in the Council’s 5 year housing land supply. Please see the delivery schedule below.

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Market units	0	0	0	0	0	0	0	0	0
Affordable Units	0	0	11	49	37	0	0	0	0
Demolitions and	0	0	0	0	0	0	0	0	0

or/conversion losses									
----------------------	--	--	--	--	--	--	--	--	--

We trust this is sufficient to justify the inclusion of the site within the five year housing land supply. If you have any queries, please do not hesitate to get in contact.

Kind regards,

[Redacted]

[Redacted]

Senior Planner

[Redacted]

3rd Floor, Gainsborough House | 34-40 Grey Street | Newcastle upon Tyne | NE1 6AE



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From: [Redacted] >
Sent: Thursday, June 22, 2023 1:06 PM
To: [Redacted] >
Cc: Planning Policy <PlanningPolicy@sunderland.gov.uk>
Subject: RE: Amberley and Harrogate Street - Sunderland Annual Position Statement (SHLAA 163)

Hi [Redacted]

Thanks for your assistance. Much appreciated. The representation was from Barratt Homes. In relation to Amberley and Harrogate it highlighted just the following:
BDW Review: application pending – planning approval Summer 2023. To deliver 12 houses in FY24/25 they would need to be on site now
BDW Summary: push back in the trajectory. 61 houses to fall outside of the 5YLS

Hope that gives a little bit more context

Kind regards,

[Redacted]

[Redacted]

Senior Planning Policy Officer

Economic Regeneration, Strategic Plans Team,
City Hall, Plater Way, Sunderland, SR1 3AD



From: [REDACTED] >
Sent: 22 June 2023 12:42
To: [REDACTED] >
Cc: Planning Policy <PlanningPolicy@sunderland.gov.uk>
Subject: RE: Amberley and Harrogate Street - Sunderland Annual Position Statement (SHLAA 163)

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Hi [REDACTED]

Thank you for the response. I will pass this on to the Applicant and see what further information can be provided.

Are you able to share the representation (even a redacted version) please to help us understand their views in relation to the delivery forecasts of Amberley and Harrogate Street?

Kind regards,

[REDACTED]

[REDACTED]

Senior Planner

E [REDACTED]

3rd Floor, Gainsborough House | 34-40 Grey Street | Newcastle upon Tyne | NE1 6AE



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From: [REDACTED] >
Sent: Thursday, June 22, 2023 12:25 PM
To: Hannah [REDACTED] >
Cc: Planning Policy <PlanningPolicy@sunderland.gov.uk>
Subject: Amberley and Harrogate Street - Sunderland Annual Position Statement (SHLAA 163)

Hi [REDACTED]

Hope you're well. I am getting in touch regarding Sunderland City Councils Annual Position Statement (APS). You provided a response for our 2023 APS with regards to delivery forecasts for the site you represent at Amberley and Harrogate Street. It should be noted that we have received a representation which disputes the sites ability to be fully build out over the five year land supply period.

We have received a representation which outlines that 61 homes, (thus the majority of the site) should not form part of the 5YLS. Furthermore, the representation also outlines that in order to deliver 12 homes in 2024/25 would require your client to be on site now.

On the basis of the above, the site now is considered a *disputed site*. Therefore, the onus is on ourselves to provide as much additional evidence that the site is deliverable and achievable in order to retain it in our 5 year housing supply. Consequently, is there any further information which you can provide which would advance the deliverability for the site? Any additional information you might have or potential timelines of the sites would be much appreciated.

As timelines are tight, if you could provide this information within a week, or sooner that would be much appreciated. In responding if you could cc planningpolicy@sunderland.gov.uk that would be very helpful. Furthermore, if you could respond to this email on the basis that any information would be included in the final APS that would also be helpful.

If you wish to discuss this matter further please feel free to get in touch.

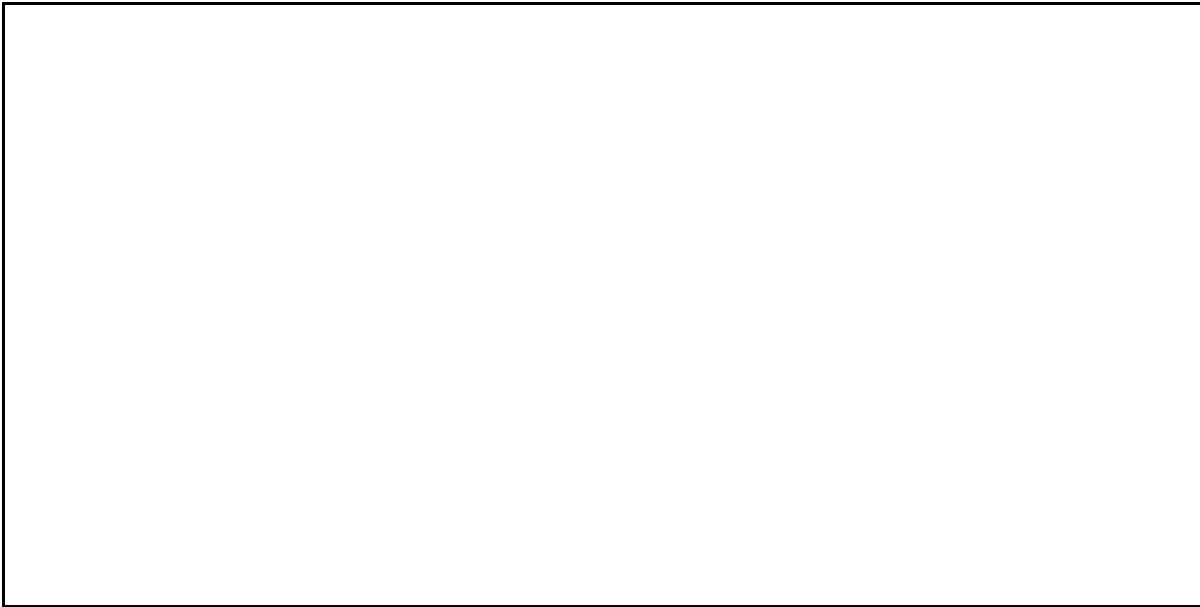
Kind regards

██████

████████████████

Senior Planning Policy Officer
Economic Regeneration, Strategic Plans Team,
City Hall, Plater Way, Sunderland, SR1 3AD

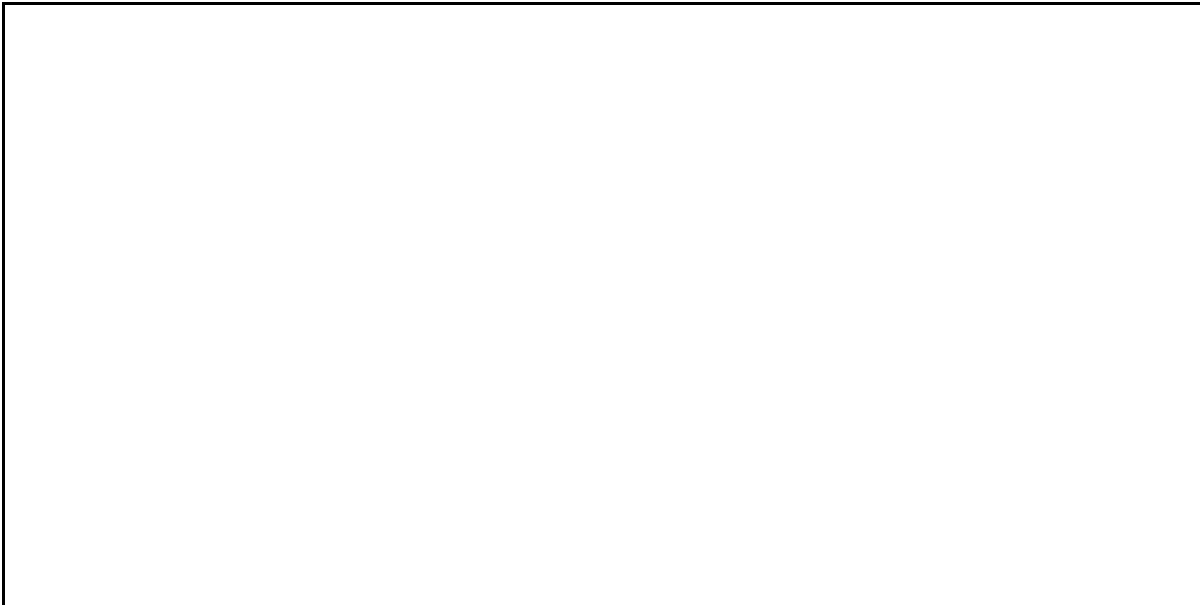




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[REDACTED]

From: [REDACTED] >
Sent: 28 June 2023 08:37
To: [REDACTED]
Cc: Planning Policy; [REDACTED]
Subject: RE: Sunderland Annual Position Statement - Land North of Usworth Hall

Apologies these should have been included in my previous email [REDACTED]

The assumptions made are a site start in Jul'24 with a 1st legal completion programmed Apr'25 – the completion figures given in our APS response remain valid, i.e. 39, 44, 44 etc

Regards

[REDACTED]
Land Manager

Story Homes Ltd

Scotswood House, Riverview Business Centre, Amethyst Road, Newcastle Business Park, Newcastle, NE4 7YL

t: [REDACTED]

www.storyhomes.co.uk



From: [REDACTED] >
Sent: Tuesday, June 27, 2023 2:19 PM
To: [REDACTED] >
Cc: Planning Policy <PlanningPolicy@sunderland.gov.uk>; [REDACTED] >
Subject: RE: Sunderland Annual Position Statement - Land North of Usworth Hall

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Good Afternoon [REDACTED]

Thanks for providing further details on progress towards delivery of the site below.

Please can you also provide an update on your expected delivery rates for the site, taking into consideration the likely submission of a planning application in August. In particular if you could provide details of when you would expect to start on site, when first completions would be programmed for and what your annual delivery rates would be expected to be, that would be appreciated.

I note that in your original response to the APS at Stage 1 that you were anticipating submission of an application in winter 2023 and the following completion rates: 25/26 – 39 units, 26/27 – 44 units, 27/28 – 44 units, 28/29 44 units, and 29/30 – 43 units.

Kind Regards

[REDACTED]
Strategic and Sustainable Plans Manager
Economic Regeneration
Telephone: [REDACTED]
www.sunderland.gov.uk



From: [REDACTED] >
Sent: 27 June 2023 14:05
To: [REDACTED] >
Cc: Planning Policy <PlanningPolicy@sunderland.gov.uk>; [REDACTED] >
Subject: RE: Sunderland Annual Position Statement - Land North of Usworth Hall

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Good afternoon, [REDACTED]

Further to the comments contained within the objection for Land North of Usworth Hall, our response is as follows:

Planning preparation is in progress with intrusive site investigations already taken place and majority planning survey/reports completed with TA/TS and updates instructed where necessary. We are currently programming a full detailed planning submission end of August 2023, and anticipating a timely determination period including s106 which we believe is realistic and achievable.

The timescales do account for the factors raised, notably agreement has already been established with the landowners and who are equally progressing matters with Homes England and is expected to conclude in the coming months, and negotiations with SCC on the access to follow after and in parallel to the planning process.

This site is named within our Business Plan with the delivery profile reflective of that provided within the APS questionnaire and will seek to improve upon these wherever possible.

We have discussed the content of the email with our landowner and asked for them to formally respond to hopefully assist.

Trust the above is satisfactory, however should you need anything further please do contact me.

Regards

[REDACTED]

[REDACTED]

Land Manager

Story Homes Ltd

Storywood House, Riverview Business Centre, Amethyst Road, Newcastle Business Park, Newcastle, NE4 7YL

t: [REDACTED]

www.storyhomes.co.uk



From: [REDACTED] >
Sent: Friday, June 23, 2023 10:14 AM
To: [REDACTED] >
Cc: Planning Policy <PlanningPolicy@sunderland.gov.uk>; [REDACTED] >
Subject: Sunderland Annual Position Statement - Land North of Usworth Hall

[EXTERNAL EMAIL] Do not click on links or open attachments unless you are expecting the email and know that the content is safe.

Good Morning [REDACTED]

Following the consultation on the Council's draft APS we have received an objection to the inclusion of the Land North of Usworth Hall site within the five year housing land supply. The objection relates to the following:

"No planning application – despite being allocated since 2020. Time needs to be allowed for preparation of a planning application; determination; signing of S106. The pro-forma states Story have an option on the site. This means that time for a price negotiation must also be factored in. It should also be noted that the access is owned by SCC. The pro-forma refers to 'agreement in principle' for the access, but this is a very different position from having the legal agreements in place, prices agreed. All of this needs to be provided to demonstrate deliverability of the site. There is also a Homes England covenant on the site."

Please can you provide further information to help justify the inclusion of the site within the five year housing land supply. In particular, any information you can provide regarding any site investigation works which have taken place or which are planned, details of when you anticipate a planning application to be submitted for the site, any information that you can provide on agreement with the landowner, or any other evidence which you feel would assist in evidencing the inclusion of the site within the five year housing land supply. It would be helpful if you can advise that the delivery rates set out within your response to the stage 1 consultation remain valid.

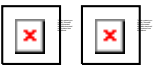
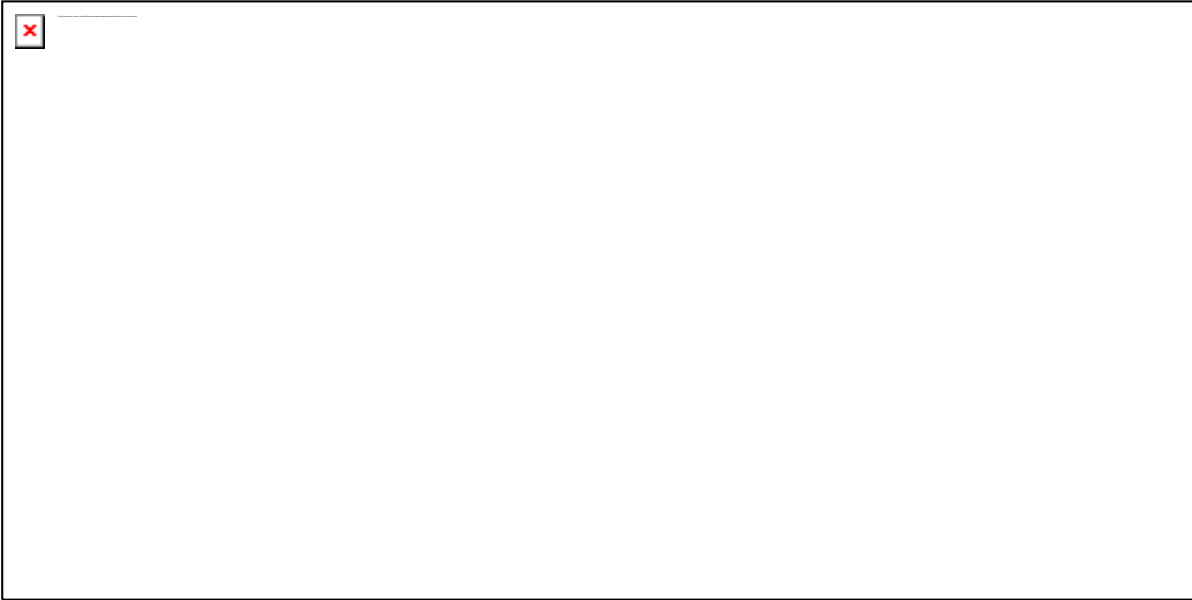
Please could I ask that you provide an update as soon as possible, to allow us to reach a position on the disputed sites. Ideally we would like a response by 30 June on this at the latest if possible. Can I also please ask that you send any responses to planningpolicy@sunderland.gov.uk so that a member of the team can pick this up.

If you have any queries regarding this or would like to discuss, please don't hesitate to contact me.

Kind Regards

[REDACTED]
Strategic and Sustainable Plans Manager
Economic Regeneration
Telephone: [REDACTED]
www.sunderland.gov.uk



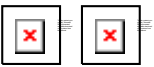
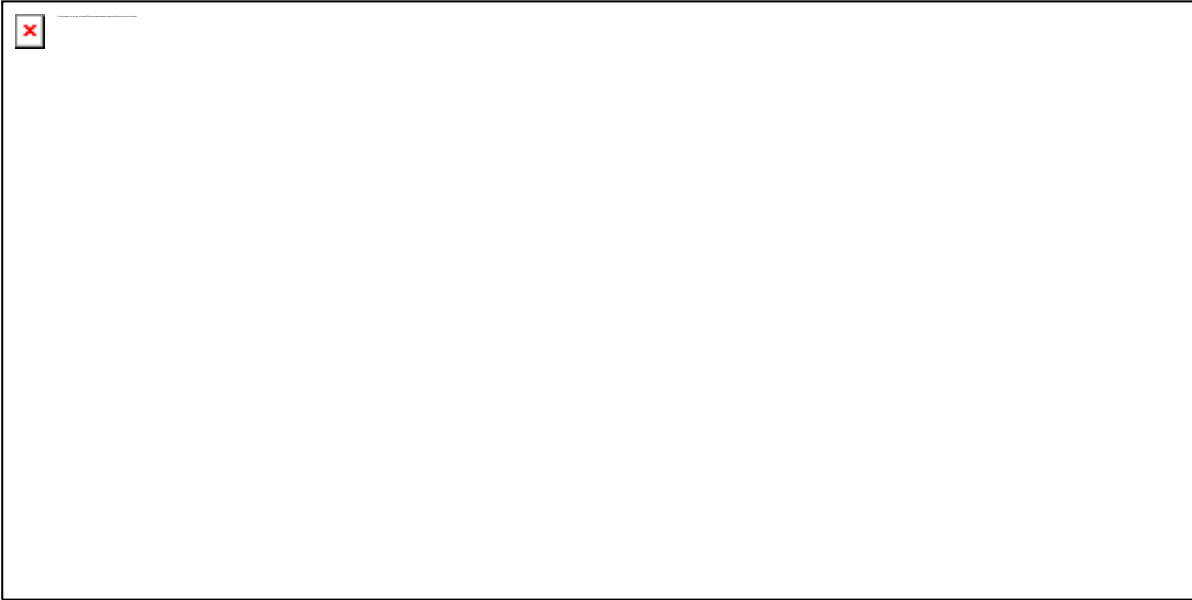


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From: [REDACTED]
Sent: 29 June 2023 13:56
To: Planning Policy
Subject: HGA4 – Land North of Usworth Hall

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We are the owners of 'HGA4 – Land North of Usworth Hall' , we have been in dialogue with Homes England for some time regarding removal of the covenant and that these discussions have now reached an advanced stage.

Regards,

[REDACTED]

[REDACTED]

Land Owners

[REDACTED]

From: [REDACTED]
Sent: 26 June 2023 12:52
To: Planning Policy
Subject: Fwd: SHLAA Site 388 - Ennerdale Street/ 21/00561/REM - Coalbank Farm

Hi [REDACTED]
Further to the email below I would advise as follows.
Progress is being made on app. ref. 21/00561/REM, to the point where the application should be ready to refer to the Council's Planning and Highways Committee for determination later this summer or in early autumn. Contrary to the suggestion in BDW's comments on the draft APS, I have been in regular dialogue with the agent for the application and they have recently amended the submission to respond to concerns raised by the Council's Highways team. The agent is keen for the application to progress to Committee at the earliest opportunity. BDW are correct in noting the connection with the prospective development of the neighbouring site; to clarify, there is an outstanding outline application (ref. 14/01371/OUT) for the development of up to 82 no. dwellings on adjoining land, which is owned by the same person. Despite the age of the application, efforts have continued in terms of carrying out additional surveys and updating technical reports and statements as required, with the aim of being in a position to refer this application to the P&H Committee in the near future. It is anticipated that this outline application would be taken to Committee ahead of the RM application, so referral to a Committee meeting in summer 2023 is likely.
I hope the above is of assistance, please let me know if you need anything more.
Thanks

From: [REDACTED]
Sent: 22 June 2023 11:45
To: [REDACTED] >
Subject: SHLAA Site 388 - Ennerdale Street/ 21/00561/REM - Coalbank Farm
Importance: High

Morning [REDACTED]
Hope you're well. You might be aware that we're currently pulling together the 2023 Annual Position Statement in order to demonstrate an up to date 5 year land supply position. Following on from the consultation on the draft APS, SHLAA site 388 (Ennerdale Street) and its inclusion has been disputed by Barratt's. Their comments with regards to the scheme are below:
"This site only has outline planning permission. We note a REM was submitted in March 2021. It was noted that the reports are outdated and the agent was updating these. BDW would question whether the agent plans to continue with the RM, given that in two years they have not updated the report. It should also be noted that despite a REM being submitted, there is no developer attached. The planning application is simply in the landowner's name. This means that the detail/housetypes will not be reflective of a developer, who would actually bring the site forward. It should also be noted that the pro-forma states the reports are being updated to cover a neighbouring site, also in the same ownership, so the two could be brought forward together. This adds a further complicated to it's delivery."
As this site is now a disputed one, the onus is on ourselves at the Council to pull together as much additional evidence that the site is deliverable and achievable in order to retain it in our 5 year housing supply. As a result of this, I was wondering if you would be able to provide us any updates you might have with the planning application associated with it: 21/00561/REM. The last we heard there were delays on surveys that were required, so was just wondering if this position has changed and if the application is moving ahead? I have also been in touch with the planning agent to see if they have any additional info from their end.
Please note that any information you provide would need to be included in the final APS and would be submitted to PINS, therefore would be in the public domain.
If you wish to discuss this matter further please feel free to get in touch.
Kind regards

[REDACTED]
Planning Policy Officer
Economic Regeneration



[Redacted]

From: [Redacted]
Sent: 17 July 2023 08:46
To: Rebecca Worthy
Subject: FW: URGENT - Washington land agreement

From: [Redacted] >
Sent: 13 July 2023 15:50
To: [Redacted]
Subject: URGENT - Washington land agreement

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Hi [Redacted]

This is one that our CALs team lead on – please see the response below from [Redacted]

[Redacted]

Many thanks,

[Redacted]

OFFICIAL

From: [Redacted]
Sent: 13 July 2023 12:34
To: [Redacted]
Subject: RE: URGENT - Washington land agreement

Afternoon

In respect of Usworth, we have reached an agreement, in principle, with the landowner to release the restrictive covenant which prevents residential development on this site. We are aware that the landowner has an option agreement in place with Story Homes but we are not privy to the details.

If you need any further detail then please let me know.

Kind Regards

[Redacted]

From: [REDACTED] >

Sent: 12 July 2023 14:07

To: [REDACTED]

Subject: URGENT - Washington land agreement

Importance: High

Hi [REDACTED]

Thanks for the catch up yesterday and as agree I'll write up later this afternoon.

I mentioned last week the site/land north of Washington (North of Usworth Hall site) and I know you were chasing this up with colleagues. [REDACTED] had been emailing [REDACTED] but we understand he wasn't leading on this. We still haven't had any update and [REDACTED] really needs a statement from HE on reaching an agreement with [REDACTED] on this site for our Annual Position Statement before the end of this week.

Please could you chase up and ask someone to contact [REDACTED] direct.

Thanks [REDACTED]

[REDACTED]
Strategic Development Manager (Residential)
Sunderland City Council
M: [REDACTED]



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From: [REDACTED] >
Sent: 29 June 2023 11:37
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: SHLAA Site 388 - Ennerdale Street

Morning [REDACTED]

Yes this is fine.

Kind regards,

[REDACTED]
Planner | Origin Planning Services Ltd

Unit 3b Evolution, Wynyard Business Park, Wynyard, TS22 5TB

DD: [REDACTED]

www.originplanning.co.uk



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From: [REDACTED] >
Sent: Thursday, June 29, 2023 11:20 AM
To: [REDACTED] >
Cc: [REDACTED]
[REDACTED] RE: SHLAA Site 388 - Ennerdale Street

Morning [REDACTED]

Thanks for getting back to me, much appreciated.

Would you also be able to confirm that you are happy with the forecasts for site delivery to remain as 10 units in year 4 (26/27) and 30 units in year 5 (27/28).

Kind regards

[REDACTED]
Planning Policy Officer
Economic Regeneration
www.sunderland.gov.uk

From: [REDACTED] >

Sent: 29 June 2023 10:48

To: [REDACTED]

Subject: RE: SHLAA Site 388 - Ennerdale Street

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Morning [REDACTED]

Apologies for the delay getting back to you on this.

In regard to the comments from Barratts as set out in your below email we can provide the following update:

The site at hand currently has a live reserved matters application and while this was submitted in March 2021 it can be clearly seen from the public access that there has been on going correspondence between ourselves as agent and the planning officer. Further to this it can also be seen that updated/amended reports/information has been supplied to the LPA were considered necessary. It is now considered that the application is at an appropriate stage to be progressed to a decision and is intended to be taken to planning committee in the upcoming months.

Hopefully this helps but anything further let me know.

Kind regards,

[REDACTED]
Planner | Origin Planning Services Ltd

Unit 3b Evolution, Wynyard Business Park, Wynyard, TS22 5TB

DD: [REDACTED]

www.originplanning.co.uk



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From: [REDACTED]

Sent: Wednesday, June 28, 2023 11:33 AM

To: [REDACTED] >

Subject: Fwd: SHLAA Site 388 - Ennerdale Street

Good morning [REDACTED]

Hope you are well. I note you got in touch with us a few weeks ago regarding site 388 for our APS and made me aware that [REDACTED] is the new agent.

We have had the inclusion of this site disputed by Barratts and therefore the onus is now on ourselves to provide justification for the continued inclusion of the site (please see email trail below).

I have been in touch with [REDACTED] with no luck, and we have very tight timescales to turnaround the final document including site justification.

Therefore I was wondering if this is something you would be able to assist with?

Ideally we are needing comments by the end of this week, but if this isn't possible please let me know.

Kind regards

[REDACTED]
Planning Policy Officer
Economic Regeneration
www.sunderland.gov.uk



From: [REDACTED]

Sent: Tuesday, June 27, 2023 12:21:14 PM

[REDACTED]

Subject: RE: SHLAA Site 388 - Ennerdale Street

Good afternoon [REDACTED]

If possible would you be able to confirm receipt of the below email? Just aware that we have tight deadlines for this information prior to submission of the APS.

If you would like me to call to discuss please let me know.

Kind regards

[REDACTED]
Planning Policy Officer
Economic Regeneration
www.sunderland.gov.uk

From: [REDACTED]
Sent: 22 June 2023 11:39
To: [REDACTED]
Subject: SHLAA Site 388 - Ennerdale Street
Importance: High

Good morning [REDACTED]

Hope you're well. You provided a response for our 2023 APS with regards to the forecasts for the site you represent at Ennerdale Street. Just to make you aware, that following on from the consultation on the draft APS, this site and its inclusion has been disputed by Barratt's. Their comments with regards to the scheme are below:

"This site only has outline planning permission. We note a REM was submitted in March 2021. It was noted that the reports are outdated and the agent was updating these. BDW would question whether the agent plans to continue with the RM, given that in two years they have not updated the report. It should also be noted that despite a REM being submitted, there is no developer attached. The planning application is simply in the landowner's name. This means that the detail/housetypes will not be reflective of a developer, who would actually bring the site forward.

It should also be noted that the pro-forma states the reports are being updated to cover a neighbouring site, also in the same ownership, so the two could be brought forward together. This adds a further complicated to it's delivery."

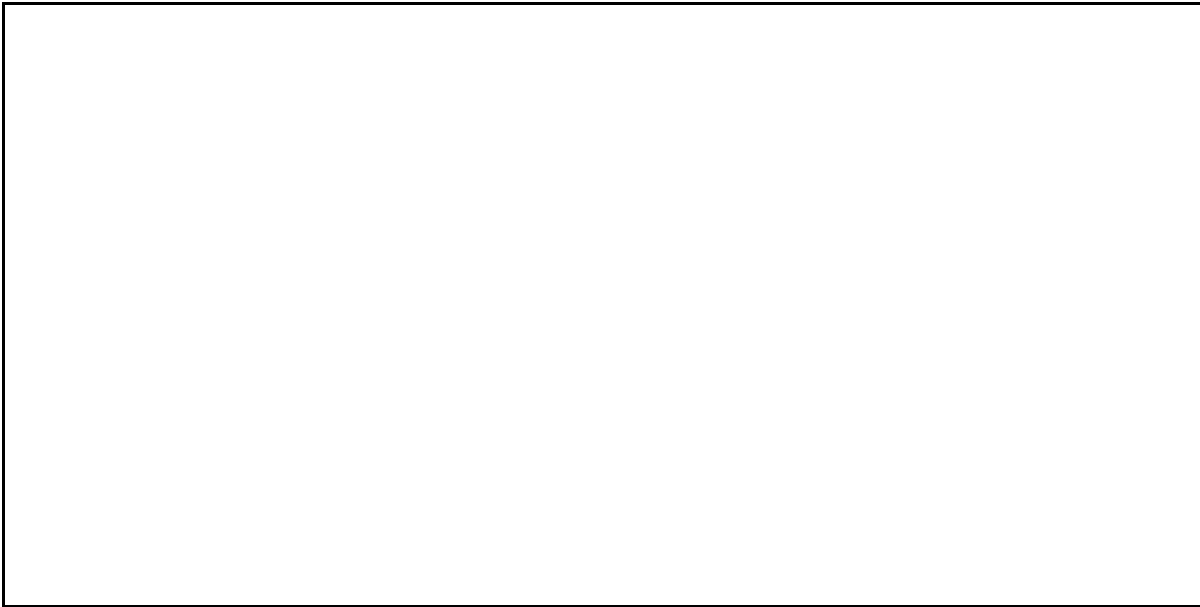
As this site is now a disputed one, the onus is on ourselves at the Council to pull together as much additional evidence that the site is deliverable and achievable in order to retain it in our 5 year housing supply. As a result of this, I was wondering if you would be able to provide us with a response to the comments above from Barratt's, as any additional information you might have or potential timelines of the sites would be much appreciated.

As timelines are tight to finalise the document and submit to PINS, if you could get back to me within a week that would be much appreciated. Please note that any information you provide would need to be included in the final APS and would be submitted to PINS, therefore would be in the public domain.

If you wish to discuss this matter further please feel free to get in touch.

Kind regards

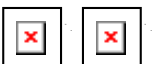
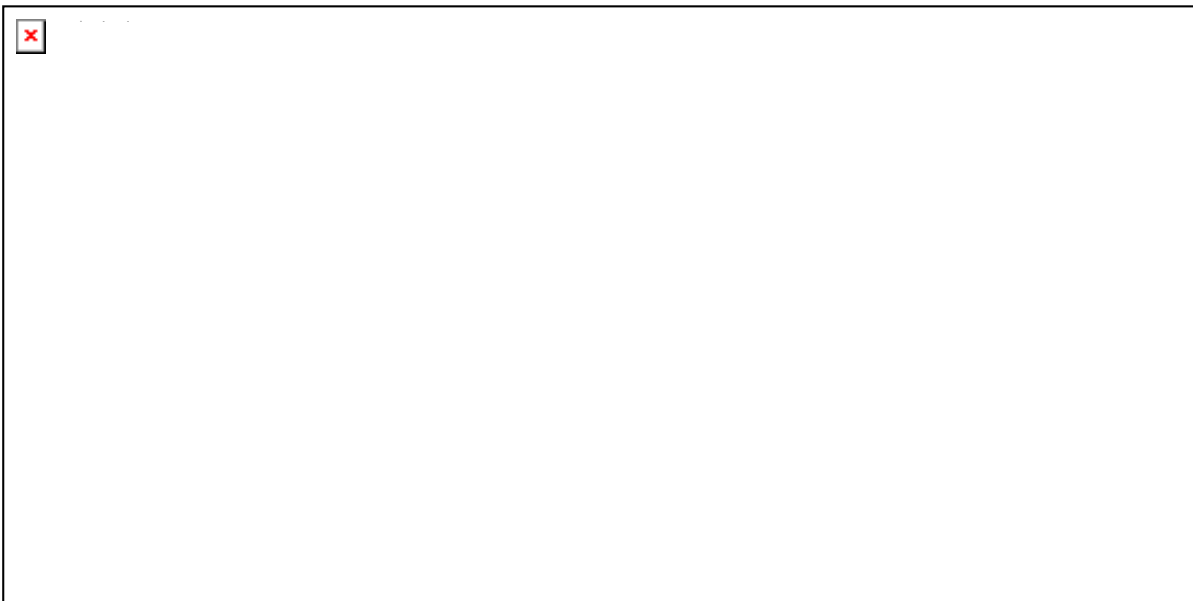
[REDACTED]
Planning Policy Officer
Economic Regeneration
www.sunderland.gov.uk



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From: [REDACTED]
Sent: 30 June 2023 14:41
To: [REDACTED]
Subject: FW: Annual Position Statement - Fulwell Quarries

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Good Morning [REDACTED]

In response to the objection to the inclusion of the Fulwell Quarry site within the five year housing land supply, outline planning permission was granted on 18 August 2022 for up to 110 dwellings on the site. A reserved matters application and discharge of conditions applications are anticipated to be submitted Oct/Nov 2023 with a start on site August 2024. In preparation for the forthcoming application submissions and the start on site, all the site investigations have now been completed and public procurement is due to commence to secure a contractor to build out the scheme.

Figure 1 below shows the land in pink within the red line which is owned by Gentoo. The remaining land shown in Figure 2 is being purchased by Gentoo from the Council, with the contract agreed in March 2022. Therefore, there is no requirement to market the site. Furthermore, condition 13 of the outline planning permission requires the site access to be constructed and made available for use prior to occupation. As such, there will be no issue with the access and its deliverability.

Figure 1: Land currently owned by Gentoo

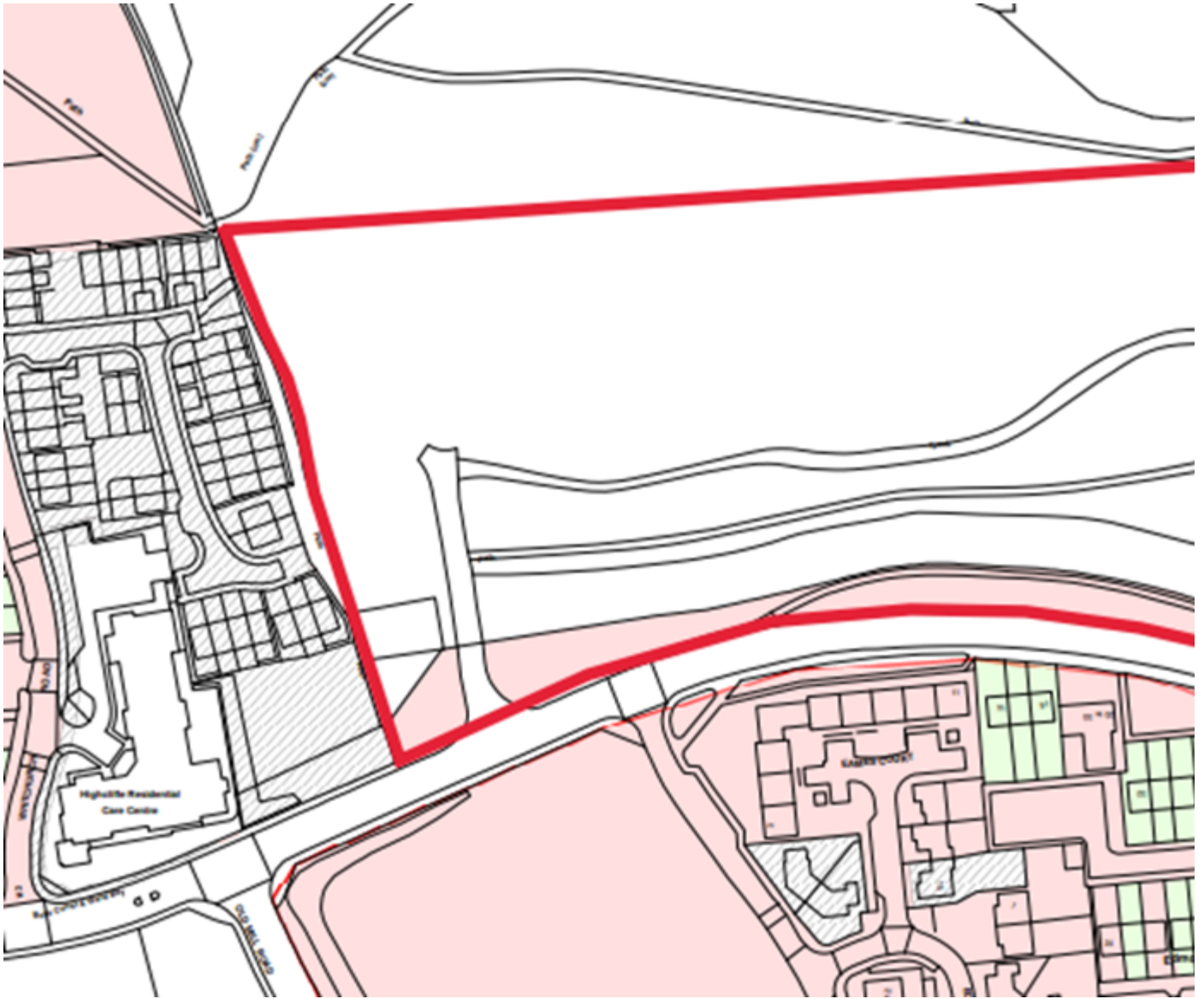


Figure 2: Land contractually agreed to be owned by Gentoo



Furthermore, we would like to reconfirm the anticipated delivery schedule for the site as per the table below:

Tenure	Completions prior to 1 April 2023	2023/24	2024/25	2025/26	2026/27	2027/28
Market units	0	0	0	0	0	0
Affordable Units	0	0	0	30	50	30
Demolitions and or/conversion losses						

We trust this is sufficient to justify the inclusion of the site within the five year housing land supply. If you have any queries, please do not hesitate to get in contact.

Kind regards,

[REDACTED]

[REDACTED]
Senior Planner

E [REDACTED]
M [REDACTED] | DD [REDACTED] | EXT [REDACTED] | T [REDACTED]
3rd Floor, Gainsborough House | 34-40 Grey Street | Newcastle upon Tyne | NE1 6AE



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From: Gary Baker1 <Gary.Baker1@sunderland.gov.uk>
Sent: Friday, June 23, 2023 9:18 AM
To: [REDACTED] >
Subject: FW: Annual Position Statement - Fulwell Quarries

Good Morning [REDACTED],

Following the consultation on the Council's draft APS we have received an objection to the inclusion of the Fulwell Quarries site within the five year housing land supply. The objection relates to the following:

"No timescale for planning application submission by Gentoo. To deliver as per SCC schedule, site needs a detailed planning consent and a deliverable access point. We believe the access and site are in separate ownership. The site has also never been marketed, which it would need to be before a detailed and deliverable planning consent could be achieved."

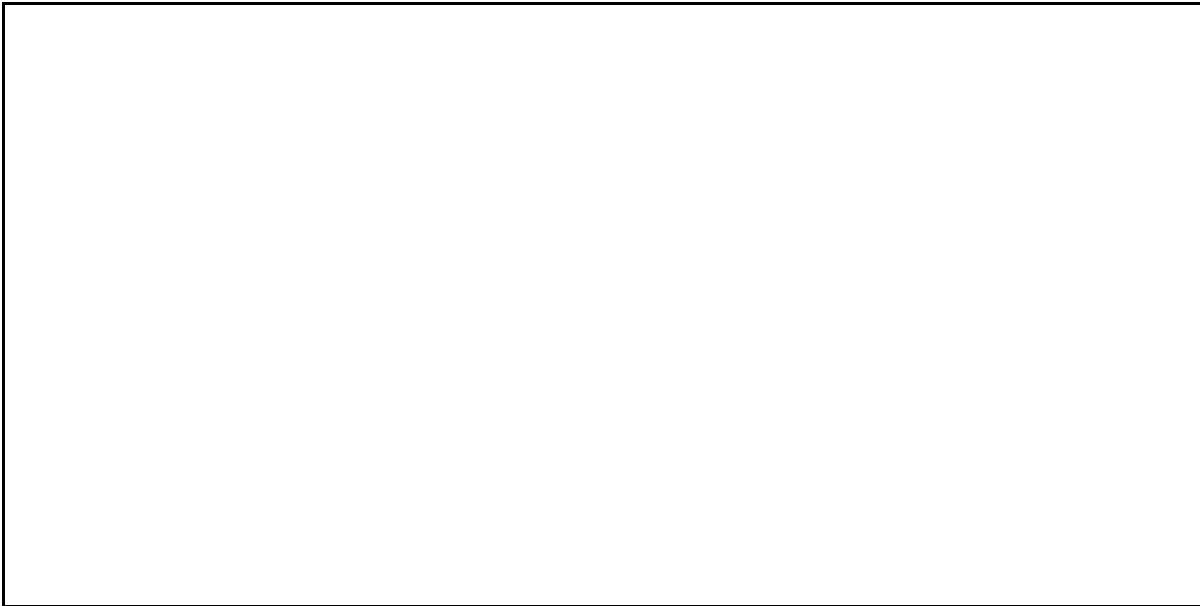
Please can you provide further information to help justify the inclusion of the site within the five year housing land supply. In particular, any information you can provide regarding any site investigation works which have taken place or which are planned, details of when you anticipate a planning application to be submitted for the site, any information relating to securing access to the site, whether you have a contractor on board and any other information which you feel would help to demonstrate the deliverability of the site. I note that as part of your consultation response on the APS you did indicate that you agreed with the delivery rates for the site included within the APS, so it would be helpful if you could reconfirm the anticipated delivery schedule for the site.

Please could I ask that you provide an update as soon as possible, to allow us to reach a position on the disputed sites. Ideally we would like a response by 30 June on this at the latest if possible. Can I also please ask that you send any responses to planningpolicy@sunderland.gov.uk so that a member of the team can pick this up.

If you have any queries regarding this or would like to discuss, please don't hesitate to contact me.

Kind Regards

[REDACTED]
Strategic and Sustainable Plans Manager



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From: [REDACTED]
Sent: 30 June 2023 15:56
To: Planning Policy; [REDACTED]
Cc: [REDACTED]
Subject: RE: Former Forest Estate site

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Hi [REDACTED]

Following the Council's recent consultation on the draft APS, see below an update on Easington Lane in respect of the five year land supply;

Following an extensive period of due diligence, contractual negotiations are well underway between Bellway and SCC's estates and legal team. Bellway are a well-respected housebuilder and subject to main board approval, we anticipate exchanging contracts in the coming weeks. Initial site investigation work has already been undertaken and have identified the necessary remediation works required to facilitate development of the site. The remediation strategy has been fully costed and demonstrates that the site is deliverable whilst still generating a positive land value. A planning application is anticipated to be submitted in Autumn 2023, with work commencing on site in Spring 2024. The anticipated build out rate of the site is 40 units per annum, with the first completion targeted for early 2025. It is therefore considered that the site is suitable, available and deliverable for housing in the short term, with Bellway aiming to deliver all of the units within the next 5 years.

If you require anything further please let me know.

Many thanks

[REDACTED]
Senior Planning Manager

[REDACTED]
Bellway Homes Limited (North East)

Bellway House
Kings Park
Kingsway North
Gateshead
Tyne and Wear
NE11 0JH
www.bellway.co.uk



From: [REDACTED] >
Sent: Thursday, June 29, 2023 2:23 PM
To: [REDACTED] >

Cc: [REDACTED] >

Subject: Former Forest Estate site

ALERT: This message originated outside of Bellway's network. **BE CAUTIOUS** before clicking any link or attachment.

Good Afternoon [REDACTED]

As you may be aware, the Council are currently in the process of preparing their Annual Position Statement which sets out the five year housing land supply position for the Council. This process involves several rounds of consultation and we need to include evidence to justify the inclusion of sites within the supply.

I understand that you are in advanced discussions with the Council to develop the former Forest Estate site at Murton Lane. This is one of the site which the Council included within its five year land supply with the anticipated delivery of 35 units in 26/27 and 35 units in 27/28, with the remainder of the site being built out thereafter.

Following the consultation on the Council's draft APS we have received an objection to the inclusion of the site the five year housing land supply. The objection relates to the following:

*"This site is on the Brownfield Land Register, which suggests that if planning permission was granted that there would be remediation works required. It is an area of low value, so viability must be questionable. However, we note there is no developer on board. The Council state planning submission in Summer 2023. The same points were made in last year's APS and on some planning still not submitted. Where the Council is going to rely on 'submission by...' to include in the 5YLS, they must have clear evidence to prove this. Even if planning is submitted in summer 2023, the site will not deliver 35 in FY26/27 as it will take some time to determine the planning application; agree S106 and remediate the site. **Remove from 5YLS.**"*

Please can you provide further information to help justify the inclusion of the site within the five year housing land supply. In particular, any information you can provide regarding any site investigation works which have taken place or which are planned, details of when you anticipate a planning application to be submitted for the site, confirmation of anticipated delivery rates on the site, any other evidence which you feel would assist in evidencing the inclusion of the site within the five year housing land supply.

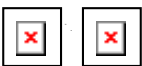
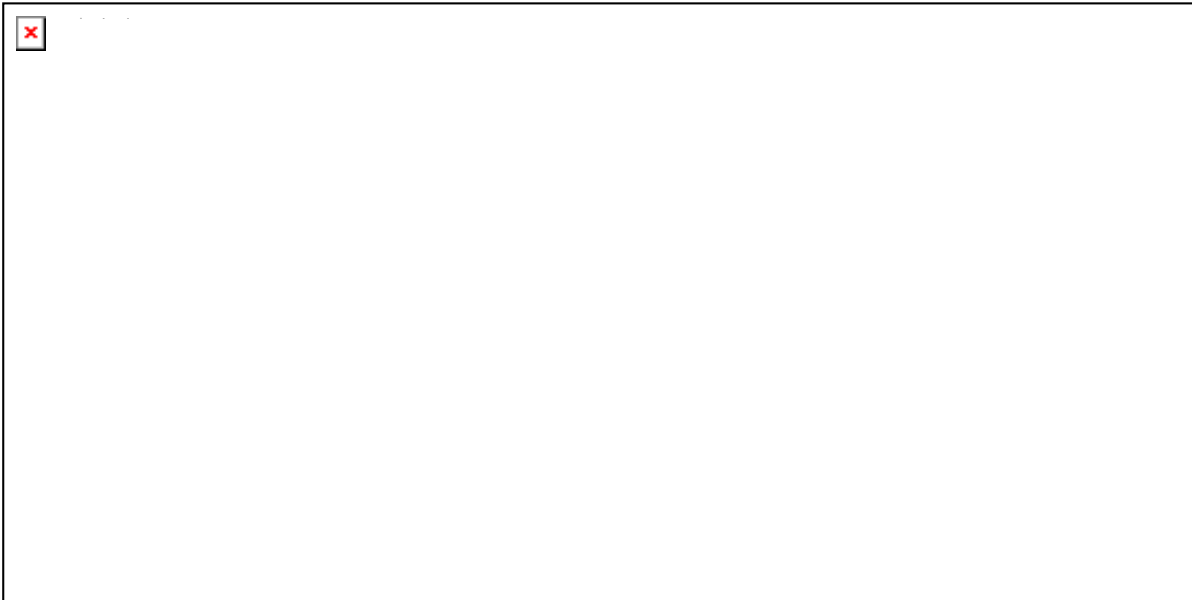
Please could I ask that you provide an update as soon as possible, to allow us to reach a position on the disputed sites. Ideally if you could provide a response by the end of this week, that would be greatly appreciated. Can I also please ask that you send any responses to planningpolicy@sunderland.gov.uk so that a member of the team can pick this up.

If you have any queries regarding this or would like to discuss, please don't hesitate to contact me.

Kind Regards

[REDACTED]
Strategic and Sustainable Plans Manager
Economic Regeneration
Telephone: [REDACTED]
www.sunderland.gov.uk





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From: [REDACTED]
Sent: 22 June 2023 14:29
To: [REDACTED]; Planning Policy
Subject: FW: APS
Attachments: Appendix 5 - Nile Villiers Deign Pack reduced.pdf

Hi [REDACTED]

Please see below response with further information on the Nile and Villiers Street site.

Thanks

[REDACTED]
Strategic and Sustainable Plans Manager
Economic Regeneration
Telephone: [REDACTED]
www.sunderland.gov.uk



From: [REDACTED]
Sent: 22 June 2023 13:47
To: [REDACTED] >
Subject: RE: APS

Hi [REDACTED]

- Pre-app was submitted and advice received in Spring 2023
- Site Surveys will commence in July 2023
- Siglion is the Developer
- Levelling Up Fund Grant of £4.7m, to be spent by March 2025
- Town appointed as Development Managers
- Full design team has now been appointed
- Full planning application will be submitted late summer 2023, for 80 units
- Start on site Spring 2024
- Completion Winter 2025

Re justifying the 80, we don't have a perfect position. The attached shows the layout, but it was still conceptual at that stage. The appointed design team is currently working on the detail, but the target remains as 80

Regards
[REDACTED]

From: [REDACTED] >
Sent: 21 June 2023 12:06

To: [Redacted] >

Subject: APS

Hello

Please find attached representations received from Barratt's disputing the inclusion of a number of sites in the Council's Five Year Land Supply, as set out within the draft APS. Please could you assist by providing any additional information that you can in relation to the following sites:

Seaburn Amusements – Is there any specific update you can provide in relation to the remaining available land here?

Vaux – Is there any update that can be provided on a new contractor being appointed to deliver this site. If you can provide an update timeline for completions, that would be helpful.

Land North of Usworth Hall – Are you able to provide more certainty in relation to the Council allowing access to this site across our land ownership. I understand that this isn't expected to be an issue and if evidence of the decision to authorise sale of this land is included in the forward plan with a view to taking this to Cabinet later this year, this would assist.

Former Forest Estate - Can you provide any updates in relation to this site. I understand that there is a developer on-board, that they have undertaken pre-app. It would be useful if you can confirm this, detail any survey work that has been undertaken to inform a planning app, expected date for submission and anticipated delivery on site. Is there any detail about the disposal of the site that we can refer to, which demonstrates there is a developer on board. Has it been approved by Cabinet etc? They have also questioned remediation with it being a previously developed site. Do we have any further information on this? I understand it was a cleared housing site, so don't foresee any significant issues in this regard.

Nile and Villers Street – Can you provide an update on this. Has pre-app been undertaken, any site surveys, has devt team been appointed, when application is expected to be submitted, start on site and likely completions etc. If there is any evidence behind the 80 units that would also assist – as they have questioned the dwelling numbers. Can details of grant funding be provided and when this must be spent by to evidence delivery.

Land North of Burdon Lane (chicken farm) – are you able to provide any update on this coming forward. Has there been any pre-app, do we know if they have been doing any surveys or when a planning application can be expected. Also any timescales for delivery. Do you have a contact for this site we could seek further info from? They have also questioned deliverability of the site with footpath connections being in other landownership. Is this likely to be an issue?

Farringdon Row – Can we have an update on this one. As above, any information on who will be delivering the site, do we have a contractor lined up or started process of appointing one? Has any pre-app or site surveys been undertaken, when is a planning application expected etc. Do we have grant funding secured to deliver this and is there a spend by date on this which will ensure delivery.

Happy to have a chat regarding any of the sites, particularly if you believe there is any potential issues over demonstrating delivery within the five year supply.

Thanks

[Redacted]
Strategic and Sustainable Plans Manager
Economic Regeneration
Telephone: [Redacted]
www.sunderland.gov.uk

From: [REDACTED]
Sent: 27 June 2023 14:34
To: [REDACTED]
Cc: [REDACTED] Planning Policy
Subject: RE: Sunderland Annual Position Statement - Land North of Burdon Lane

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This response is on behalf of Robertson Homes and George F White (acting on behalf of the Vendor)

Hi [REDACTED]

Hope you are well and thanks for your e-mail.

I can confirm that Robertson Homes are preferred bidder on this site.

We have just finished a positive pre-planning application with the LPA, and once we are contracted on the site, we will be submitting a detailed planning application (estimated December 2023).

Site start is targeted for August 2024, with first completions anticipated in June 2025.

Please let me know if you have any further queries.

Cheers,

[REDACTED]
Land Director
Robertson Homes

Mobile: [REDACTED]
E-mail: [REDACTED]



**ROBERTSON
HOMES**

Robertson Homes, Level 6, West Tower, Baltic Place, South Shore Road, Gateshead, NE8 3AE

[Website](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [YouTube](#)



From: [REDACTED]
Sent: Monday, June 26, 2023 11:57 AM
To: [REDACTED] >
Cc: [REDACTED]; Planning Policy <PlanningPolicy@sunderland.gov.uk>
Subject: Sunderland Annual Position Statement - Land North of Burdon Lane

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Good Morning [REDACTED]

Following the consultation on the Council's draft APS we have received an objection to the inclusion of the Land North of Burdon Lane site within the five year housing land supply. The objection relates to the following:

"The Council state that a planning application will be submitted in Autumn 2023, with a start on site in May 2024. Again, SCC need clear evidence to rely on a 'submitted by...' to include a site in the 5YLS. A start on site in May 2024 would also be ambitious, especially as SCC work on the assumption of 18 months from planning determination to start on site. We would also question whether planning will be straightforward. An essential aspect of the design of this scheme, will be delivery of footpath connections to the local centre in the wider Burdon Lane site. The delivery of this Connectivity is in the ownership of a third party and thus not deliverable."

Please can you provide further information to help justify the inclusion of the site within the five year housing land supply. In particular, any information you can provide regarding any site investigation works which have taken place or which are planned, details of when you anticipate a planning application to be submitted for the site, confirmation that you are the appointed developer for the site, any outstanding issues relating to providing pedestrian linkages and any other information which you feel would help to demonstrate the deliverability of the site. I note that as part of your Stage 1 response on the APS you did indicate that you agreed with the delivery rates for the site included within the APS, so it would be helpful if you could reconfirm the anticipated delivery schedule for the site.

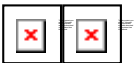
Please could I ask that you provide an update as soon as possible, to allow us to reach a position on the disputed sites. Ideally we would like a response by 30 June on this at the latest if possible. Can I also please ask that you send any responses to planningpolicy@sunderland.gov.uk so that a member of the team can pick this up.

If you have any queries regarding this or would like to discuss, please don't hesitate to contact me.

Kind Regards

[REDACTED]
Strategic and Sustainable Plans Manager
Economic Regeneration

Telephone: [REDACTED]
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Robertson Facilities Management Limited SC185956 Robertson Capital Projects Limited SC227159 Robertson Regeneration Limited SC303903
Robertson Partnership Homes Limited SC21135

078A - Farringdon Row

From: [REDACTED]
Sent: 03 July 2023 14:48
To: [REDACTED]
Subject: FW: Farringdon Row

Hi [REDACTED]

Approximately we would be looking at releasing 152 in 2025/26 and a further 17 in 2026/27.

An intrusive SI has been undertaken as well as a detailed topographical survey (plus ecological).

Further work has now been commissioned which includes:

- i Further detailed SI
- i Tunnel investigation surveys
- i Arb surveys
- i Ecological surveys ; and
- i Archaeological assessments

Kind regards

[REDACTED]
Head of Planning

e. [REDACTED]
w. placefirst.co.uk
m. [REDACTED]



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From: [REDACTED] >
Sent: Friday, June 30, 2023 1:17 PM
To: [REDACTED] >
Subject: FW: Farringdon Row

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Hi [REDACTED]

Thanks for swift note... feebck from planning policy team below... would be grateful if you could provide additional info direct to [REDACTED]

Regards

[REDACTED]
Development Director (Residential)
Sunderland City Council
M: [REDACTED]



From: [REDACTED]
Sent: 30 June 2023 13:15
To: [REDACTED]
Subject: RE: Farrington Row

Hi [REDACTED]

If they can give an idea of annual build out rates that would help. Also if they have already done any technical surveys on the site (or are in receipt of any that have been done by other parties such as us), if they can detail those it would help.

Thanks

[REDACTED]
Strategic and Sustainable Plans Manager
Economic Regeneration
Telephone: [REDACTED]
www.sunderland.gov.uk



From: [REDACTED] >
Sent: 30 June 2023 13:06
To: [REDACTED] >
Subject: FW: Farrington Row

[REDACTED]

Do you need anything more than this?

Regards

[REDACTED]
Development Director (Residential)
Sunderland City Council
M: [REDACTED]

From: [REDACTED] >
Sent: 30 June 2023 12:36
To: [REDACTED]
Subject: Farrington Row

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I can confirm that as the council's development partner our timescales for the above site are:

- i Planning submission – November 2023
- i Planning approval – February 2024
- i Start on site – April 2024
- i Completion – May 2027

The development consists of 169no dwellings.

Kind regards



Head of Planning

e. [REDACTED]
w. placefirst.co.uk
m. [REDACTED]



placefirst

Suite 7.1
8 Exchange Quay,
Salford, M5 3EJ

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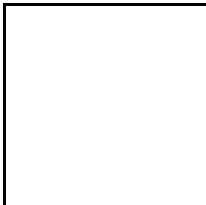
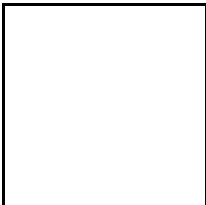
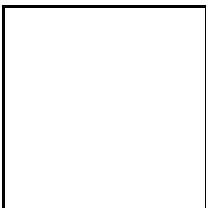
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SCC and BDW correspondence regarding
disputed sites

From: [REDACTED]
Sent: 06 July 2023 14:16
To: [REDACTED] (North East)
Cc: [REDACTED]; Planning Policy
Subject: RE: *EXTERNAL:FW: Sunderland Annual Position Statement

Thanks [REDACTED] much appreciated.

Kind Regards

[REDACTED]
Strategic and Sustainable Plans Manager
Economic Regeneration
Telephone: [REDACTED]
www.sunderland.gov.uk



From: [REDACTED] (North East) <[REDACTED]>
Sent: 06 July 2023 14:11
To: [REDACTED]
Cc: [REDACTED]; Planning Policy <PlanningPolicy@sunderland.gov.uk>
Subject: FW: *EXTERNAL:FW: Sunderland Annual Position Statement

Hi [REDACTED]
Thanks for your email.

I've added my comments into the email below as I thought this might make it a little easier, hope this is ok.

Thanks

From: [REDACTED]
Sent: 06 July 2023 12:12
To: [REDACTED]
Cc: [REDACTED] Planning Policy <PlanningPolicy@sunderland.gov.uk>
Subject: RE: *EXTERNAL:FW: Sunderland Annual Position Statement

Hi [REDACTED]

Thanks for coming back to us promptly in relation to this.

Subject to the changes previously set out, we have assumed that Seaburn Amusements, land north of Stone Cellar Road, Burdon Road/Hall Farm Road, 4 Front Street and 1 Roker Terrace and Side House are no longer disputed sites. **Agreed, subject to the changes set out previously, the 5no. sites are no longer disputed by BDW.**

I can also confirm that within the final APS, the Council are no longer proposing to deduct the oversupply from the housing requirement. Whilst it is still considered to be a reasonable approach, given that this would have been consistent with the Govt's proposed changes to the NPPF which were subject to consultation in December 2022 on a matter where there is currently no guidance within the NPPF or PPG, as these changes have not yet made their way into adopted policy, it would be prudent to adopt the same approach to oversupply as that taken by the Council within previous iterations of the APS.

The approach taken to demolitions and lapse rates is consistent with those taken in previous iterations of the APS. This methodology has been accepted by the Planning Inspector and it is therefore not proposed to change this. As previously indicated, the 10 demolitions included within the previous APS were based on known demolitions programmed to be undertaken by Gentoo within that five year timeframe. These were planned to be undertaken in 22/23 and have now been completed. Gentoo have confirmed that they do not have any planned demolitions for the five year period of this APS.

With regard to the Vaux housing site, as previously confirmed, construction of this site is well underway. I have attached photographs from the site cameras which demonstrate this. With regard to Siglion advertising for a contractor in May 2023, this was to replace the principal contractor on site who entered administration in February 2023. I can confirm that works recommenced on site in May 2023 with sub-contractors appointed directly by Siglion and that a new principal contractor has now been appointed. The revised delivery rates are consistent with those provided by the new principal contractor. Taking this into consideration, can we assume that this site is no longer disputed? **Thank you for providing the further information. BDW can confirm that this is no longer a disputed site.**

In relation to the other sites, the Council consider that there is clear evidence to include these within the five year housing land supply for the reasons set out within our previous response. Clear evidence has been provided by the developer/site promoter that the sites are progressing, details of technical surveys undertaken, any pre-application discussions undertaken, planning application timescales, proposed build-out rates and any other site specific evidence which is in place has been provided. Whilst the Council acknowledge that local evidence indicates an average lag time of 18.4 months between planning consent and first completions on site, it should be noted that this is an average lag time and therefore some developments will develop more quickly than this. Where there is site specific evidence from the developer/site promoter that they intend to deliver more quickly, this is also taken into consideration, particularly where there is evidence in place to justify a quicker delivery and the developer has a good track record of completions within the city. It should also be noted that a number of sites are subject to grant funding which has a spend by date which dictates a quicker build rate than the average.

In relation to your evidence presented in relation to the timescales to determine a planning application, we can advise that local evidence indicates an average timescale of 8.5 months between a major residential planning application being validated and determined by the Council. The evidence underpinning this will be included within the final APS report. We would be happy to share this evidence if requested. It should be noted that this represents an average lag-time and includes a range of more complex applications, including ones which have no planning status and have not been subject to pre-application discussions in advance of their submission. It is considered likely that applications for sites within the APS could be determined more quickly given their planning status and that most have already received positive pre-application advice.

Notwithstanding the above, for the purposes of preparing the final APS report we will assume that other sites detailed within your original response remain disputed. However, we would provide the additional commentary in relation to additional information which has been provided since my original email or in relation to some of the specific points made in your latest representations:

- **Cherry Knowle** - Homes England have indicated that they will market the site in February 2024. They are actively seeking to de-risk the site in advance with a live pre-application enquiry seeking to resolve access issues in advance of disposal. The amended timescales from those previously provided by HE reflect that they intend to dispose of phases 2 and 3 at the same time. Timescales for delivery have been provided by Homes England, however the Council has taken a more cautious approach in its trajectory in the APS. Given that the site already benefits from outline planning permission, is an allocated housing site within the adopted Core Strategy and Development Plan, that HE will bring the site to market with a full technical pack and is disposing of the site through their DPS Framework, it is reasonable to assume that a planning

application would be submitted promptly and determined by spring/summer 2025. Applying the average 18 months lag time from consent, the site would be anticipated to deliver first completions in late 2026 or early 2027, which is consistent with the Council's trajectory. This is considered to be a conservative projection, taking into account HE's stated intention to de-risk the site upfront and dictate a robust pace of delivery through their disposal model.

- **Amberley Street and Harrogate Street** – The site is subject to grant funding which dictates a quicker rate of delivery. The developer has confirmed the trajectory.
- **Land North of Usworth Hall** – The Council has written confirmation from the landowner and Story Homes that resolution of landownership issues are at an advanced stage. Story Homes have stated an intention to submit a planning application in August 2023. It is unlikely that the developer would submit the planning application if they were not confident in progress of ownership issues being resolved. The third landowner is the Council, who have confirmed that agreement in principle is in place to access the site across their land ownership.
- **Ennerdale Street** – Planning application to be determined shortly. Planning agent has confirmed the trajectory.
- **Land at Fulwell Quarries** – Gentoo have confirmed the delivery rates and the site is within their development programme.
- **Former Forest Estate** – Bellway are the preferred developer of the site and have provided the evidence required to include the site within the five year land supply. The Council has proposed to amend the annual buildout rate to 40 units per annum in Yr4 and Yr5 to reflect the annual build out rates provided by the developer. It should be noted that the Council predict the first year of completions a year later than those predicted by Bellway, which demonstrates the Council taking a more conservative approach.
- **Nile and Villers Street** – Having checked with the Council's property team, we can confirm that the site is in the full ownership of Sunderland City Council. Funding is in place to deliver the scheme including an element of grant funding.
- **Land North of Burdon Lane** – Robertson Homes are the preferred developer of the site and have provided the evidence required to include the site within the five year land supply.
- **Farringdon Row** - PlaceFirst are the preferred developer of the site and have provided the evidence required to include the site within the five year land supply. The site is also subject to grant funding which dictates a quicker rate of delivery.

As set out above, it would be appreciated if you can confirm that you no longer dispute the delivery rates for the Vaux site. We will continue to treat the other sites as disputed for the purposes of the APS unless you indicate otherwise.

Kind Regards

[REDACTED]
Strategic and Sustainable Plans Manager
Economic Regeneration
Telephone: [REDACTED]
www.sunderland.gov.uk



From: [REDACTED] >
Sent: 05 July 2023 12:54
To: [REDACTED] >
Cc: [REDACTED] >; Planning Policy <PlanningPolicy@sunderland.gov.uk>
Subject: RE: *EXTERNAL:FW: Sunderland Annual Position Statement

Site 063 images
from SCC to BDW



BDW response to Sunderland City Council's email dated 30.06.2023

Oversupply

BDW still maintain the position that the overall supply should not be added to the 5YLS calculation to reduce the housing requirement. Primarily Sunderland City Council's (SCC) ambition to 'seek to exceed' their 745 dwellings per annum requirement, as set out in the Local Plan, is at odds with their desire to count oversupply. Inclusion of the oversupply will thus conflict with Policy SP8 as they would only be seeking to 'meet' the requirement.

Policy SP8 is clear that *'The Council will work with partners and landowners to **seek to exceed** the minimum target of 745 net additional dwellings per year'*

To include the oversupply will simply reduce Sunderland City Council's future supply and the Council would be planning to only ever plan to meet, but not exceed, it's minimum target.

This is further evidenced by the following:

- Inspectors Report to Sunderland APS, 2021 – 'I note the suggestion by Northumberland County Council (NCC) that the surplus achieved in those years should be deducted from the future requirement. However, Policy SP8 makes it clear that the annual rate set out therein is intended to be a minimum, and indeed the policy itself expressly states that the Council will seek to exceed that target. Nothing in the NPPF or PPG requires a deduction as advocated by NCC. In these circumstances, I am satisfied that no adjustment is needed in this case in respect of the past surplus' (Para 15)
- Inspectors Report to Sunderland APS, 2022 – 'Policy SP8 sets out a **minimum** annual housing requirement of 745 houses...' (Para 12)

Lapse Rate

A lapse rate is necessary if the Council are committed to delivering the housing requirement, as a minimum. The Council should base this on the average of non-delivery for sites with planning permission (not yet started) on small and large sites to develop an appropriate lapse rate to apply to the housing requirement. It should also be applied to sites with no planning permission/allocations included in the 5YLS as there is a high probability some sites will not come forward, or not come forward within the timescales specified.

To not include a lapse rate is to simply adopt a 5YLS position that is unsound and a disregards the many reasons why sites, with planning permission, lapse.

We encourage the Council to review the current level of lapse rate applied to the residual housing requirement figure or further evidence must be prepared to justify the current approach.

Demolitions

Once again, if the Council are committed to achieving their housing requirement it must include for demolitions.

The Inspectors Report on the APS, 2021, makes reference to the inclusion of a demolition allowance and it being a deduction of 10 houses seems acceptable (Para 22).

Specific Site Analysis

BDW have commented further on the site specifics they raised in their APS consultation response, following the Council's feedback.

Nevertheless, in the first instance we would draw the Council's attendance to the guidance in the NPPF on '*what information will annual position statements need to include?*'

- *for sites with detailed planning permission, details of numbers of homes under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates;*
- *for small sites, details of their current planning status and record of completions and homes under construction by site;*
- *for sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5 year housing land supply), information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales and progress towards detailed permission;'*

'Paragraph: 014 Reference ID: 68-014-20190722

Revision date: 22 July 2019'

The NPPG makes no allowance for large sites with no planning status. It is our opinion that these sites should be excluded from the 5YLS.

Delivery Timescales

BDW note that SCC's own evidence demonstrates a lag time between the grant of planning permission and completion of the first house. BDW's own evidence would support this. We would encourage SCC to apply this consistently to all sites.

For large sites we suggest the following timescales are applied consistently to all sites without planning permission. This justifies the Government's guidance that sites with no planning status should fall outside the 5YLS.

Element of process	Timescale
Marketing	1 year
Planning determination	25 months (evidenced in Lichfield's Start to Finish Report, February 2020)
Grant of planning to completion of first house	18.4 months (based on Council's own evidence)

The delivery of sites with outline or no planning status in the APS 2023, appears to be heavily predicated on timescales that are caveated. Where these sites are to be included in the 5YLS they must be supported by clearly evidenced trajectories, with a developer underpinning the delivery.

For this reason, alongside concerns over the delivery of Homes England sites; complexity of those in multiple ownership; and the disregarding of SCC's own evidence of delivery timescales; we still dispute the inclusion of the following sites. This is with the exception of land north of Stone Cellar Road, Burdon Road/Hall Road Farm, 4 Front Street and 1 Roker Terrace and Side Houses, where we agree with the Council's revised trajectory and it's inclusion in the 5YLS.

Issue/Site	Barratt representation	Council response	Proposed changes	BDW further comment 03.07.23
Ryhope and Cherry Knowle Hospital	<p>The site needs to be broken down into two. BDW do not dispute the numbers in FY23-25 – these are the number provided by BDW, in building our the current detailed consent for 304.</p> <p>The site needs to be split into the detailed consent delivery, which will be completed in FY 24/25 and the outline consent, which will not deliver in the 5 year period.</p> <p>We note that the outline portion of the site was included in the last APS. We queried it's inclusion in the 5YLS. SCC were clear that the site was to be marketed in</p>	<p>Delivery of the first phase of the site is agreed. The remainder of the site has outline planning consent and is being promoted by Homes England. Homes England have indicated intention to market and dispose of the site in February 2024. The site will be disposed of through the DPS Framework via an agreement for lease and building lease which in the context of housing completions will dictate a robust pace of delivery. The site will be brought to the market with a technical pack (ground investigations, arboricultural, ecology, BNG, utilities, earthwork and drainage strategies). Homes England have undertaken a number of these surveys and the</p>	No changes proposed	<p>Our concern, is primarily, that the response on the outline element of Cherry Knowle – ‘the site will be marketed and disposed of in the next 6 months’ is the same as stated in last year’s APS.</p> <p>The APS 2022 stated marketing Autumn 2022 and planning submission 2023.</p> <p>This version states marketing February 2024 and first completions 2025/26.</p> <p>As a Company, we have current experience of Homes England processes and procedures. Indeed, we are the preferred developers on the last 2 sites it brought to the market, in the North East. Unfortunately 24 months on we still are not in a contractual position where we can submit planning.</p> <p>This, coupled with the average determination period for a major application raises major doubt that the site will deliver in the 5 year period, and as such should be removed.</p> <p>We welcome the Council’s revised position on Seaburn Amusements and question why this</p>

	<p>October 2022; the roundabout works preventing this portion were underway. Therefore some numbers could e delivered from this site in the 5YLS. Neither of these statements were correct. Remove outline fully from 5YLS.</p>	<p>remainder are due commence in July 2023. Homes England have also submitted a pre-app with a view to reaching agreement on satisfactory access arrangements with the local highway authority prior to the marketing of the site. Homes England anticipate that first completions will be achieved in Year 3 (25/26). The delivery rates set out within the draft APS propose a slower rate of delivery than that predicted by Homes England, with a some first completions in Year 4 (26/27) and a full year of buildout in Year 5 (27/28). This seems reasonable given Homes England’s approach to de-risking the site upfront and commitment to delivery on site within the five year period, alongside the proposed disposal model which will dictate a robust pace of delivery.</p>		<p>approach has not been applied to Cherry Knowle, a site with outline planning permission and no firm, well-evidenced timetable for delivery</p> <p>The inaccuracy of the statements also concerns the position on the roundabout works. In the APS 2022, SCC informed us that following HIF Funding the roundabout works were under construction. This statement was accepted by the Inspector in 2022, but a site visit this year has proved this was, and still remains, incorrect.</p>
Seaburn Amusements,	This site, again, needs to be broken into two – delivery of the element with outline (155 houses)	Whilst it is acknowledged that some of the outline part of the site has been developed for alternative uses, developable	Remove outline units from the five	<p>We welcome the Council’s revised positon on this.</p> <p>We do question why the same approach is not applied to other sites where they have outline</p>

Whitburn Road	there is no evidence that this section of the site has been marketed. A developer would need to be on board to submit the detained RM element, with the specific housetypes. Looking at the site, we would also question were these remaining 155 houses are going to go. Remove outline fully from 5YLS.	parcels do remain which could deliver the number of units identified within the draft APS (60 units). Whilst the site could deliver units within the next five years, there are no firm proposals in place at this time and it is therefore agreed that the outline units are removed from the five year supply.	year land supply (60 units)	planning permission and no firm, well evidenced timetable for delivery e.g. Cherry Knowle
Vaux Brewery	Whilst there is a lot of work going on, on site, we note there is no developer on board. To deliver 82 houses they would need to be on site now. There is no evidence that any residential development on site. BDW would also question the delivery numbers, which seem very high. We would suggest adopting a delivery rate of 30/30/30 in line with average site	The site is being developed by Siglion. The residential units are under construction on site with works at an advanced stage. The site has full planning consent and is being constructed using MMC, which allows for quicker delivery than standard construction methods. The number of units proposed on site is therefore established and is being delivered. Completion of the site is anticipated November 2025, however it is proposed that the build out rates are adjusted slightly to reflect the	Amend trajectory to include 41 completions in Yr 2 and 94 units in Yr3.	Again, SCC's comments repeat what they said last year, that units were under construction. We have visited on a number of occasions since, and can see no evidence of any residential units being marketed, any flags or advertising indicating the availability or presence of the residential element. BDW would also point out that on 4 May 2023, it received notification that Siglion were looking for a Contractor to deliver these units, which would not be necessary were they under construction BDW note the comment on MMC being built faster but note that it would not result in increased sales and occupation

	delivery. Remove from 5YLS.	latest details provided by the developer.		
Land to the North of Stone Cellar Road, Usworth	The Council have stated on the pro-forma that the planning application is approved, awaiting the signing of the S106. We have checked the Planning Portal and this is not correct. There outstanding LLFA comments. To deliver 20 houses in FY24/25 they would need to have started on site. Push back in the trajectory.	The draft APS indicates that the site is Category B as it is an allocated site with a planning application pending. The trajectory is consistent with that provided by the developer (Taylor Wimpey) as part of the Stage 1 consultation which anticipated planning consent being granted in June/July 2023. However, it is acknowledged that the site is not yet consented, although likely to be taken to committee soon. Given that achieving planning consent may have moved back slightly, it is proposed that the trajectory is revised to move back completions to Years 3 and 4 of the five year land supply.	Move delivery back to Yr 3 and 4 in five year land supply.	<i>We agree with the Council's revised position on this</i>
Amberley and Harrogate Street	Application pending – planning approval summer 2023. To deliver 12 houses in FY24/25 they would need to be on site now. Push back in the	The site is being developed by Thirteen Group. Thirteen Group have provided an update that the current planning application has been amended to 97 units and that they are in the process	Schedule updated to reflect revised dwelling numbers	BDW would question the application of SCC's own evidence on time between the grant of planning permission and completion of the first unit. In the comments on Former Forest Estate the Council state: <i>given the evidence on average lag time of 18.4 months between consent and first</i>

	<p>trajectory. 61 houses to fall outside of the 5YLS</p>	<p>of securing a contractor to build out the scheme. The site has Homes England funding which requires a start on site by 31 March 2024.</p> <p>Thirteen Group have confirmed delivery of the site as follows: Yr2 – 11 units, Yr3 – 49 units, and Yr4 – 37 units. Given the grant funding conditions attached to the site, the projections would appear reasonable. It is therefore proposed that the APS is updated to reflect the revised dwelling total and the updated delivery schedule provided, but that all units remain within the five year housing land supply.</p>	<p>and trajectory provided.</p>	<p><i>completions within Sunderland presented within the APS report</i></p>
<p>Land North of Usworth Hall</p>	<p>No planning application – despite being allocated since 2020. Time needs to be allowed for preparation of a planning application; determination; signing of S106. The pro-forma states Story have an option on the site. This means that time for a price</p>	<p>The site is being brought forward by Story Homes. The developer has indicated that planning preparation is in progress with intrusive site investigations already taken place and the majority planning survey/reports completed with TA/TS and updates instructed where necessary. Story Homes are currently programming a</p>	<p>No changes proposed</p>	<p>We note the additional information from SCC. However, this simply demonstrates further that the site is highly complicated. There are 3 land parties involved and the developer has an option with one.</p> <p>The site is owned by a private individual, who has an option with Story Homes; the access is owned by SCC; and there is a clawback covenant in favour of Homes England on the site.</p> <p>The site under an Option is valued at the time of a planning consent. The exercise of an option, even in normal circumstances, is not a simple or straight</p>

negotiation must also be factored in.

It should be noted that access is owned by SCC. The pro-forma refers to 'agreement in principle' for the access, but this is a very different position from having all the legal agreements in place, prices agreed. All of this needs to be provided to demonstrate deliverability of the site.

There is also a Homes England covenant on the site. **Need to remove from 5YLS as no evidence it will deliver in the period.**

full detailed planning submission end of August 2023.

Story have indicated that the timescales do account for the factors raised, notably agreement has already been established with the landowners and who are equally progressing matters with Homes England and is expected to conclude in the coming months, and negotiations with SCC on the access to follow after and in parallel to the planning process. This site is named within Story Homes Business Plan with the delivery profile reflective of that provided within the APS questionnaire and Story Homes have indicated that they will seek to improve upon these wherever possible. The access is in Council ownership and agreement in principle is in place with regard to this. Given that there is no third party involvement, this is not considered to represent an

forward process. In our experience, they take about 12 months, longer if the price is close to the minimum contract value.

The option exercise will be complicated by the fact this site has 3 'owners' and all must be satisfied that the valuation is correct and the money apportioned fairly. The later cannot be done until planning consent is in place.

BDW would also return to the planning timescales. Application August 2023 – determination (Lichfield's evidence, 25 months). Valuation process – minimum of 12 months. 18.4 months (as per SCC evidence) from grant of planning permission to completion of first house

		<p>impediment to the deliverability of the site. The landowner has also confirmed that they have been in dialogue with Homes England for some time regarding removal of the covenant and that these discussions have now reached an advanced stage.</p> <p>Story Homes have confirmed the development schedule and it is noted that the anticipated submission date has come forward from the original Stage 1 pro forma.</p>		
Ennerdale Street, Low Moorsley	<p>This site has outline planning permission. We note a REM was submitted in March 2021. It was noted that the reports are outdated and the agent was updating these. BDW would question whether the agent plans to continue to with the RM, given that in two years they have not updated the report. It should also be noted that despite a REM</p>	<p>Following discussion with the case officer (planning application reference 21/00561/REM), it was confirmed that progress was being made on the application, with an expectation that it will be determined at Planning and Highways committee in late summer/early autumn 2023. The case officer has been in regular dialogue with the agent, who has recently amended the submission to reflect concerns</p>	<p>No changes proposed.</p>	<p>BDW would simply state that the response presented appears to be heavily caveated. We suggest that this demonstrates huge uncertainty with the delivery of this site</p> <p>We also note the lack of a developer.</p>

being submitted, there is no developer attached. The planning application is simply in the landowner's name. This means that the detail/housetypes will not be reflective of a developer, who would actually bring the site forward. It should also be noted that the pro-forma states the reports are being updated to cover a neighbouring site, also in the same ownership, so the two could be brought forward together. This adds a further complication to its delivery. **Remove from 5YLS**

raised by the Council's Highways team.

With regards to the connection between the prospective development and the neighbouring site, there is an outstanding outline application (reference 14/01371/OUT) for the development of up to 82 dwellings on adjoining land, under the same ownership. Although this application is significantly older, it is still live and there are continued efforts to undergo additional surveys and update technical documents where necessary. It is anticipated that this outline application would be taken to Committee ahead of the RM application (21/00561/REM), so referral to a Committee meeting in summer 2023 is likely.

The planning agent also confirmed that the site currently has a live reserved matters application and while this was submitted in March

2021 and there has been on going correspondence between themselves and the planning officer (which can be seen through the public access page for the planning application). Further to this, it can also be seen that updated/amended reports/information has been supplied to the LPA where considered necessary. It is now considered that the application is at an appropriate stage to be progressed to a decision and is intended to be taken to planning committee in the upcoming months (as confirmed above by the case officer). The agent has confirmed that the proposed projections for the site in the draft APS remain accurate and no changes are required.

It is therefore considered that sufficient progress has been made in relation to justify it's inclusion within the five year housing land supply. The site is

		<p>anticipated to receive reserved matters approval later this year. It is therefore considered that a delivery rate of 10 units in Year 4 and 30 units in Year 5 is reasonable and this trajectory has been confirmed by the agent.</p>		
<p>Land at Fulwell Quarries</p>	<p>No timescale for planning application submission by Gentoo. To deliver as per SCC schedule, site needs a detailed planning consent and a deliverable access point. We believe the access and site are in separate ownership. The site has also never been marketed, which it would need to be before a detailed and deliverable planning consent could be achieved. Remove from 5YLS.</p>	<p>Gentoo have confirmed that a reserved matters and discharge of conditions applications are anticipated to be submitted Oct/Nov 2023 with a start on site in August 2024. All site investigations have been completed and public procurement is due to commence to secure a contractor to build out the scheme. The access land to the site is Council owned and is being purchased by Gentoo, with the contract for this agreed in March 2022. Gentoo have confirmed the delivery rates set out within the draft APS.</p>	<p>No changes proposed.</p>	<p>BDW would question the application of SCC's own evidence on time between the grant of planning permission and completion of the first unit.</p> <p>In the comments on Former Forest Estate the Council state: <i>given the evidence on average lag time of 18.4 months between consent and first completions within Sunderland presented within the APS report</i></p> <p>BDW also note that "public procurement is due to commence to secure a contractor to build out the scheme". We are unsure how this can occur where no detail to what is to be built exists and would suggest that to be a worthwhile exercise that can be scrutinised correctly, that this exercise must occur after a consent is granted. We do not know at this point, if the funds exist or whether the delivery of the scheme is viable.</p>
<p>Former Forest Estate</p>	<p>This site is on the Brownfield Land Register, which suggests that if</p>	<p>The site was not included within last year's APS. Bellway are the preferred developer who are</p>	<p>No change proposed.</p>	<p>The PPG (Paragraph: 010 Reference ID: 59-010-20170728) notes that brownfield sites that meet</p>

planning permission was granted that there would be remediation works required. It is an area of low value, so viability must be questionable.

However, we note there is no developer on board. The Council state planning submission in Summer 2023. The same points were made in last year's APS and on some planning still not submitted. Where the Council is going to rely on 'submission by...' to include in the 5YLS, they must have clear evidence to prove this.

Even if planning is submitted in summer 2023, the site will not deliver 35 in FY26/27 as it will take some time to determine the planning application; agree S106 and remediate the site. **Remove from 5YLS.**

bringing forward the development of the site. They have already undertaken positive pre-app and are expecting to submit a planning application shortly. SI works have been completed and any issues identified have been addressed within the scheme proposals. Given that the application has already been subject to positive pre-app, it is reasonable to assume that nearly 3 years from submission of a planning application to first completions on site is reasonable and realistic, especially given the evidence on average lag time of 18.4 months between consent and first completions within Sunderland presented within the APS report.

the criteria (suitable, available and achievable) should be included.

On this basis, this site should not be included in the 5YLS without significant evidence supporting delivery.

<p>Nile and Villiers</p>	<p>We believe that PlaceFirst have entered into an agreement with SCC on the site. We also believe that Homes England ate a partial owner, so agreement needs to be in place with them.</p> <p>The Council state that planning permission will be submitted in Summer 2023, with a start on site at the end of 2023. Again, the Council cannot simply rely on saying a submission will be made. There needs to be clear evidence that a planning application will be made. Also, a determination in less than 6 months seems unlikely. Furthermore, it is SCC own statement in the APS that says they are working in the assumption of 18 months from planning permission to start on site.</p>	<p>The site has been subject to positive pre-app and the dwelling numbers set out are consistent with the plans submitted as part of the pre-app. Development managers have now been appointed alongside a full design team. Site surveys are due to commence shortly by Siglion who will be developing the site. The developer has confirmed that the planning application will be submitted in late Summer 2023 with a view to starting on site in Spring 2024. The site is subject to Levelling Up Fund grant funding with a spend date of March 2025 and the developer therefore anticipates that the site will be fully delivered by Winter 2025.</p>	<p>No changes proposed.</p>	<p>BDW would focus on 2 points</p> <ul style="list-style-type: none"> • The site is owned jointly by HE and SCC. Is there a joint agreement in existence with the developer to deliver? • Are funds available? <p>BDW would suggest, given the lack of planning permission, SCC apply the timescales set out by BDW in the introduction. The site cannot be relied upon in the 5YLS</p>
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	<p>In our opinion the site is small to deliver 80 houses, and there is a road running through the centre.</p> <p>Remove from 5YLS.</p>			
Land North of Burdon Lane	<p>The Council state that a planning application will be submitted in Autumn 2023, with a start on site in May 2024. Again, SCC need clear evidence to rely on a 'submitted by...' to include a site in the 5YLS. A start on site in May 2024 would also be ambitious, especially as SCC work on the assumption of 18 months from planning determination to start on site.</p> <p>We would also question whether planning will be straightforward. An essential aspect of the design of this scheme, will be delivery of footpath connections to the local centre in the wider Burdon</p>	<p>Site is being brought forward for development by Robertson Homes. They have undertaken positive pre-app and have confirmed that a planning application is expected to be submitted in December 2023. They anticipate start on site in August 2024 and first completions in June 2025. The Council has taken a conservative approach and has first completions scheduled for Year 4 (26/27) which allows for any delays in the delivery programme identified by the developer.</p>	<p>No changes proposed.</p>	<p>BDW would question the application of SCC's own evidence on time between the grant of planning permission and completion of the first unit.</p> <p>In the comments on Former Forest Estate the Council state: <i>given the evidence on average lag time of 18.4 months between consent and first completions within Sunderland presented within the APS report</i></p>

	Lane site. The delivery of this connectivity is in the ownership of a third party and thus not deliverable.			
Farringdon Row	<p>There is no evidence that a developer is on board to bring this one forward. Again, the Council are including the site in the 5yLS on the basis that a planning application is submitted in Autumn 2023. Evidence of this must be provided, to rely on this.</p> <p>It is worth noting that the site has been around for many years. The site is also very contaminated and it is worthwhile noting that a railway tunnel runs under the site.</p>	PlaceFirst have been appointed as the preferred developer and have indicated that they expect to submit a planning application for the development of the site in November 2023, with an expected start on site in April 2024. The developer anticipates full completion of the site by May 2027. The draft APS proposes first completions in Yr4 (26/27) which allows for any delays experienced in achieving the delivery rates forecast by the developer.	No changes proposed	<p>BDW would question the application of SCC's own evidence on time between the grant of planning permission and completion of the first unit. We would also ask for evidence that there is a contract with the existing occupiers to vacate the site.</p> <p>In the comments on Former Forest Estate the Council state: <i>given the evidence on average lag time of 18.4 months between consent and first completions within Sunderland presented within the APS report</i></p>
Burdon Road/Hall Farm Road, land at	Site is finished – double counting	The APS includes two Bellway sites within this area (Site 356 – Burdon Road/Hall Farm Road and Site 477d Burdon Lane). Site 356 is nearing completion, with 12 units still to complete at April 2023 based on	No changes proposed	<i>We are comfortable with the position</i>

		<p>Council records. These are scheduled for completion in Yr 1 of the APS. It is acknowledged that this site may be completed and that there is a time lag in the Council receiving the completion notices, but there is no double counting as these units have not yet been included within completions data. Site 477d has started, but the Council has not yet received any completions for this site. The forecast build out rates for this site are consistent with those provided by Bellway.</p>		
<p>4 Front Street, Fencehouses</p>	<p>Site was built 3/4 years ago – double counting</p>	<p>After double-checking the Council's completions data, it is noted that 2 units were completed in 22/23. The APS will be updated to reflect this. Following a recent site visit and interrogation of the planning application file, it is also noted that the consent was for 5 units (net) with the two units at ground floor remaining in commercial use. As the draft APS identified the site for 7 units, it will be updated to</p>	<p>Update APS to reduce total dwelling numbers to 5, record 2 completions for 22/23 and 3 completions for 23/24.</p>	<p><i>We are comfortable with the revised position</i></p>

		<p>reflect this. The site visit has also confirmed that the other 3 units (not previously accounted for within the completions data) have also been completed. As these have not previously been recorded as completions, these will be marked as completed within Yr 1 of the APS and will be accounted for in completions data for 23/24.</p>		
<p>1 Roker Terrace and Side House, St Georges Terrace</p>	<p>Already built – approved 2019 – double counting</p>	<p>The Council has undertaken a recent site visit and this site and can confirm that this site is still under construction. Having checked the completion records, we can also confirm that no completions have yet been recorded against this site, therefore no double-counting has occurred.</p>	<p>No changes proposed.</p>	<p><i>We are comfortable with the position</i></p>

SCC and BDW correspondence regarding disputed sites

Hi [REDACTED]

Please find a written response to your email of the 30th June.

Apologies again for being unable to meet and chat through.

I think the position remains that we disagree with the inclusion of a number of sites – happy to consider further evidence if available, but as it stands our response is as set out in the attached.

Thanks

[REDACTED]

From: [REDACTED] >

Sent: 03 July 2023 14:52

To: [REDACTED] >

Cc: [REDACTED] >; Planning Policy <PlanningPolicy@sunderland.gov.uk>

Subject: RE: *EXTERNAL:FW: Sunderland Annual Position Statement

Hi [REDACTED]

Would [REDACTED] be free to attend a meeting next week? Unfortunately a meeting on 19th July or later would be too late to allow us to make the necessary changes to the report before the final deadline for submission at the end of July.

If [REDACTED] is unable to meet next week, please can I ask that you provide any further comments in writing in response to the additional information provided in my email. In particular details of any sites which you consider would no longer be disputed based on the additional information provided by the Council. Please can I ask that any further comments are provided by Friday 14 July at the latest.

If there are any particular sites which you would like further clarification on to assist in providing your response, feel free to give me a call to discuss.

Kind Regards

[REDACTED]
Strategic and Sustainable Plans Manager
Economic Regeneration
Telephone: [REDACTED]
www.sunderland.gov.uk



From: [REDACTED] >

Sent: 03 July 2023 14:17

To: [REDACTED]

[REDACTED] >; Planning Policy <PlanningPolicy@sunderland.gov.uk>

Subject: RE: *EXTERNAL:FW: Sunderland Annual Position Statement

Hi [REDACTED]

I'm afraid both myself and [REDACTED] are tied up this week, so wouldn't be able to fit it in this week.

Thanks

[REDACTED]

From: [REDACTED] >
Sent: 03 July 2023 14:14
To: [REDACTED] Planning Policy <PlanningPolicy@sunderland.gov.uk>
Subject: RE: *EXTERNAL:FW: Sunderland Annual Position Statement

Hi [REDACTED]

Would you have any availability for later this week? It is quite a quick turnaround for the for the APS submission, so might be a bit of a push if we can't get a meeting scheduled until the 19th.

Kind Regards

[REDACTED]
Strategic and Sustainable Plans Manager
Economic Regeneration
Telephone: [REDACTED]
www.sunderland.gov.uk



From: [REDACTED] >
Sent: 03 July 2023 13:47
To: [REDACTED] Planning Policy <PlanningPolicy@sunderland.gov.uk>
Subject: RE: *EXTERNAL:FW: Sunderland 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 review the guidance at [Report Phishing](#)*****

Hi [REDACTED]
Thanks for your email.

I am on holiday next week but could be available morning of 19th, 20th or 21st July if that would work for you.

Thanks

[REDACTED]
From: [REDACTED] >
Sent: 30 June 2023 15:33
To: [REDACTED] Planning Policy <PlanningPolicy@sunderland.gov.uk>
Subject: *EXTERNAL:FW: Sunderland Annual Position Statement

Dear [REDACTED]

Thank you for your representations relating to the draft Sunderland Annual Position Statement. After taking consideration of the representations made and requesting further information from the respective site

promoters/developers, we are able to provide the following response to the issues raised and disputed sites (see table below).

We would like to seek resolution on as many of the disputed sites as possible prior to the submission of the APS to PINs, therefore please can you let me know when you would be available for a Teams meeting w/c 10 July to discuss the disputed sites with a view to reaching resolution on as many of these disputed sites as possible.

Issue/Site	Barratt representation	Council response	Proposed changes
Oversupply	Oversupply should not be deducted from the housing requirement.	<p>The Council are still considering their options with regard to oversupply and is seeking further advice on this point.</p> <p>It should be noted that Council decided to remove the oversupply from its housing requirement within the draft APS on the basis that the Govt had published draft NPPF changes on this issue where there is currently no guidance. It was the Govt's stated intention that the revised NPPF incorporating the revised changes would be published in Spring 2023 and therefore at the time that the draft APS was published for consultation, it was anticipated that these changes would have took effect before the submission of the APS. In light that the revised NPPF has not yet been published and it is unlikely to be so before submission of the NPPF, the Council are considering their options on this particular point.</p>	Considering options
Lapse Rate	There is evidence of 10-20% of planning permissions lapsing, therefore a 20% lapse rate should be applied.	The Council has only included consented sites where there is clear evidence that they will deliver within the five year period. It is also noted that the Council has applied a 10% buffer which would cover any lapsed sites. This is consistent with approach used in APS process each year which has been accepted by Planning Inspector.	No changes proposed
Demolitions	An allowance should be made for demolitions and it is suggested that this is set at 10, which is the same as last year.	<p>The Council has used the same methodology as in previous years. Demolitions within the next five years are largely known by delivery partners and they have not signalled any planned demolitions within the next five years.</p> <p>The 10 demolitions included last year were on the basis that Gentoo had specifically identified these clearances within their delivery programme and these were undertaken last year.</p>	No changes proposed

Ryhope and Cherry Knowle Hospital	<p>The site needs to be broken down into two. BDW do not dispute the numbers in FY23-25 – these are the number provided by BDW, in building our the current detailed consent for 304. The site needs to be split into the detailed consent delivery, which will be completed in FY 24/25 and the outline consent, which will not deliver in the 5 year period.</p> <p>We note that the outline portion of the site was included in the last APS. We queried it's inclusion in the 5YLS. SCC were clear that the site was to be marketed in October 2022; the roundabout works preventing this portion were underway. Therefore some numbers could e delivered from this site in the 5YLS. Neither of these statements were correct. Remove outline fully from 5YLS.</p>	<p>Delivery of the first phase of the site is agreed. The remainder of the site has outline planning consent and is being promoted by Homes England. Homes England have indicated intention to market and dispose of the site in February 2024. The site will be disposed of through the DPS Framework via an agreement for lease and building lease which in the context of housing completions will dictate a robust pace of delivery. The site will be brought to the market with a technical pack (ground investigations, arboricultural, ecology, BNG, utilities, earthwork and drainage strategies). Homes England have undertaken a number of these surveys and the remainder are due commence in July 2023. Homes England have also submitted a pre-app with a view to reaching agreement on satisfactory access arrangements with the local highway authority prior to the marketing of the site. Homes England anticipate that first completions will be achieved in Year 3 (25/26). The delivery rates set out within the draft APS propose a slower rate of delivery than that predicted by Homes England, with a some first completions in Year 4 (26/27) and a full year of buildout in Year 5 (27/28). This seems reasonable given Homes England's approach to de-risking the site upfront and commitment to delivery on site within the five year period, alongside the proposed disposal model which will dictate a robust pace of delivery.</p>	No changes proposed
Seaburn Amusements, Whitburn Road	<p>This site, again, needs to be broken into two – delivery of the element with outline (155 houses) there is no evidence that this section of the site has been marketed. A developer would need to be on board to submit the detained RM element, with the specific housetypes. Looking at the site, we would also question were these remaining 155 houses are going to go. Remove outline fully from 5YLS.</p>	<p>Whilst it is acknowledged that some of the outline part of the site has been developed for alternative uses, developable parcels do remain which could deliver the number of units identified within the draft APS (60 units). Whilst the site could deliver units within the next five years, there are no firm proposals in place at this time and it is therefore agreed that the outline units are removed from the five year supply.</p>	Remove outline units from the five year land supply (60 units)
Vaux Brewery	<p>Whilst there is a lot of work going on, on site, we note there is no developer on board. To</p>	<p>The site is being developed by Siglion. The residential units are under construction on site with works at an</p>	Amend trajectory to include 41

	<p>deliver 82 houses they would need to be on site now. There is no evidence that any residential development on site. BDW would also question the delivery numbers, which seem very high. We would suggest adopting a delivery rate of 30/30/30 in line with average site delivery. Remove from 5YLS.</p>	<p>advanced stage. The site has full planning consent and is being constructed using MMC, which allows for quicker delivery than standard construction methods. The number of units proposed on site is therefore established and is being delivered. Completion of the site is anticipated November 2025, however it is proposed that the build out rates are adjusted slightly to reflect the latest details provided by the developer.</p>	<p>completions in Yr 2 and 94 units in Yr3.</p>
<p>Land to the North of Stone Cellar Road, Usworth</p>	<p>The Council have stated on the pro-forma that the planning application is approved, awaiting the signing of the S106. We have checked the Planning Portal and this is not correct. There outstanding LLFA comments. To deliver 20 houses in FY24/25 they would need to have started on site. Push back in the trajectory.</p>	<p>The draft APS indicates that the site is Category B as it is an allocated site with a planning application pending. The trajectory is consistent with that provided by the developer (Taylor Wimpey) as part of the Stage 1 consultation which anticipated planning consent being granted in June/July 2023. However, it is acknowledged that the site is not yet consented, although likely to be taken to committee soon. Given that achieving planning consent may have moved back slightly, it is proposed that the trajectory is revised to move back completions to Years 3 and 4 of the five year land supply.</p>	<p>Move delivery back to Yr 3 and 4 in five year land supply.</p>
<p>Amberley and Harrogate Street</p>	<p>Application pending – planning approval summer 2023. To deliver 12 houses in FY24/25 they would need to be on site now. Push back in the trajectory. 61 houses to fall outside of the 5YLS</p>	<p>The site is being developed by Thirteen Group. Thirteen Group have provided an update that the current planning application has been amended to 97 units and that they are in the process of securing a contractor to build out the scheme. The site has Homes England funding which requires a start on site by 31 March 2024. Thirteen Group have confirmed delivery of the site as follows: Yr2 – 11 units, Yr3 – 49 units, and Yr4 – 37 units. Given the grant funding conditions attached to the site, the projections would appear reasonable. It is therefore proposed that the APS is updated to reflect the revised dwelling total and the updated delivery schedule provided, but that all units remain within the five year housing land supply.</p>	<p>Schedule updated to reflect revised dwelling numbers and trajectory provided.</p>
<p>Land North of Usworth Hall</p>	<p>No planning application – despite being allocated since 2020. Time needs to be allowed for preparation of a planning application; determination;</p>	<p>The site is being brought forward by Story Homes. The developer has indicated that planning preparation is in progress with intrusive site investigations already taken place and</p>	<p>No changes proposed</p>

	<p>signing of S106. The pro-forma states Story have an option on the site. This means that time for a price negotiation must also be factored in.</p> <p>It should be noted that access is owned by SCC. The pro-forma refers to 'agreement in principle' for the access, but this is a very different position from having all the legal agreements in place, prices agreed. All of this needs to be provided to demonstrate deliverability of the site.</p> <p>There is also a Homes England covenant on the site. Need to remove from 5YLS as no evidence it will deliver in the period.</p>	<p>the majority planning survey/reports completed with TA/TS and updates instructed where necessary. Story Homes are currently programming a full detailed planning submission end of August 2023.</p> <p>Story have indicated that the timescales do account for the factors raised, notably agreement has already been established with the landowners and who are equally progressing matters with Homes England and is expected to conclude in the coming months, and negotiations with SCC on the access to follow after and in parallel to the planning process. This site is named within Story Homes Business Plan with the delivery profile reflective of that provided within the APS questionnaire and Story Homes have indicated that they will seek to improve upon these wherever possible. The access is in Council ownership and agreement in principle is in place with regard to this. Given that there is no third party involvement, this is not considered to represent an impediment to the deliverability of the site. The landowner has also confirmed that they have been in dialogue with Homes England for some time regarding removal of the covenant and that these discussions have now reached an advanced stage. Story Homes have confirmed the development schedule and it is noted that the anticipated submission date has come forward from the original Stage 1 pro forma.</p>	
<p>Ennerdale Street, Low Moorsley</p>	<p>This site has outline planning permission. We note a REM was submitted in March 2021. It was noted that the reports are outdated and the agent was updating these. BDW would question whether the agent plans to continue to with the RM, given that in two years they have not updated the report. It should also be noted that despite a REM being submitted, there is no developer attached. The planning application is simply in the landowner's name. This means that the</p>	<p>Following discussion with the case officer (planning application reference 21/00561/REM), it was confirmed that progress was being made on the application, with an expectation that it will be determined at Planning and Highways committee in late summer/early autumn 2023. The case officer has been in regular dialogue with the agent, who has recently amended the submission to reflect concerns raised by the Council's Highways team.</p> <p>With regards to the connection between the prospective development and the neighbouring site, there is an</p>	<p>No changes proposed.</p>

	<p>detail/housetypes will not be reflective of a developer, who would actually bring the site forward. It should also be noted that the pro-forma states the reports are being updated to cover a neighbouring site, also in the same ownership, so the two could be brought forward together. This adds a further complicated to it's delivery. Remove from 5YLS</p>	<p>outstanding outline application (reference 14/01371/OUT) for the development of up to 82 dwellings on adjoining land, under the same ownership. Although this application is significantly older, it is still live and there are continued efforts to undergo additional surveys and update technical documents where necessary. It is anticipated that this outline application would be taken to Committee ahead of the RM application (21/00561/REM), so referral to a Committee meeting in summer 2023 is likely.</p> <p>The planning agent also confirmed that the site currently has a live reserved matters application and while this was submitted in March 2021 and there has been on going correspondence between themselves and the planning officer (which can be seen through the public access page for the planning application). Further to this, it can also be seen that updated/amended reports/information has been supplied to the LPA where considered necessary. It is now considered that the application is at an appropriate stage to be progressed to a decision and is intended to be taken to planning committee in the upcoming months (as confirmed above by the case officer). The agent has confirmed that the proposed projections for the site in the draft APS remain accurate and no changes are required.</p> <p>It is therefore considered that sufficient progress has been made in relation to justify it's inclusion within the five year housing land supply. The site is anticipated to receive reserved matters approval later this year. It is therefore considered that a delivery rate of 10 units in Year 4 and 30 units in Year 5 is reasonable and this trajectory has been confirmed by the agent.</p>	
<p>Land at Fulwell Quarries</p>	<p>No timescale for planning application submission by Gentoo. To deliver as per SCC schedule, site needs a detailed planning consent and a deliverable access point. We believe the access and site are in</p>	<p>Gentoo have confirmed that a reserved matters and discharge of conditions applications are anticipated to be submitted Oct/Nov 2023 with a start on site in August 2024. All site investigations have been completed and public procurement is due to</p>	<p>No changes proposed.</p>

	<p>separate ownership. The site has also never been marketed, which it would need to be before a detailed and deliverable planning consent could be achieved. Remove from 5YLS.</p>	<p>commence to secure a contractor to build out the scheme. The access land to the site is Council owned and is being purchased by Gentoo, with the contract for this agreed in March 2022. Gentoo have confirmed the delivery rates set out within the draft APS.</p>	
Former Forest Estate	<p>This site is on the Brownfield Land Register, which suggests that if planning permission was granted that there would be remediation works required. It is an area of low value, so viability must be questionable. However, we note there is no developer on board. The Council state planning submission in Summer 2023. The same points were made in last year's APS and on some planning still not submitted. Where the Council is going to rely on 'submission by...' to include in the 5YLS, they must have clear evidence to prove this. Even if planning is submitted in summer 2023, the site will not deliver 35 in FY26/27 as it will take some time to determine the planning application; agree S106 and remediate the site. Remove from 5YLS.</p>	<p>The site was not included within last year's APS. Bellway are the preferred developer who are bringing forward the development of the site. They have already undertaken positive pre-app and are expecting to submit a planning application shortly. SI works have been completed and any issues identified have been addressed within the scheme proposals. Given that the application has already been subject to positive pre-app, it is reasonable to assume that nearly 3 years from submission of a planning application to first completions on site is reasonable and realistic, especially given the evidence on average lag time of 18.4 months between consent and first completions within Sunderland presented within the APS report.</p>	No change proposed.
Nile and Villiers	<p>We believe that PlaceFirst have entered into an agreement with SCC on the site. We also believe that Homes England are a partial owner, so agreement needs to be in place with them. The Council state that planning permission will be submitted in Summer 2023, with a start on site at the end of 2023. Again, the Council cannot simply rely on saying a submission will be made. There needs to be clear evidence that a planning application will be made. Also, a determination in less than 6 months seems unlikely. Furthermore, it is SCC own statement in the APS that says they are working in the assumption of 18 months from planning permission to start on site.</p>	<p>The site has been subject to positive pre-app and the dwelling numbers set out are consistent with the plans submitted as part of the pre-app. Development managers have now been appointed alongside a full design team. Site surveys are due to commence shortly by Siglion who will be developing the site. The developer has confirmed that the planning application will be submitted in late Summer 2023 with a view to starting on site in Spring 2024. The site is subject to Levelling Up Fund grant funding with a spend date of March 2025 and the developer therefore anticipates that the site will be fully delivered by Winter 2025.</p>	No changes proposed.

	In our opinion the site is small to deliver 80 houses, and there is a road running through the centre. Remove from 5YLS.		
Land North of Burdon Lane	The Council state that a planning application will be submitted in Autumn 2023, with a start on site in May 2024. Again, SCC need clear evidence to rely on a 'submitted by...' to include a site in the 5YLS. A start on site in May 2024 would also be ambitious, especially as SCC work on the assumption of 18 months from planning determination to start on site. We would also question whether planning will be straightforward. An essential aspect of the design of this scheme, will be delivery of footpath connections to the local centre in the wider Burdon Lane site. The delivery of this connectivity is in the ownership of a third party and thus not deliverable.	Site is being brought forward for development by Robertson Homes. They have undertaken positive pre-app and have confirmed that a planning application is expected to be submitted in December 2023. They anticipate start on site in August 2024 and first completions in June 2025. The Council has taken a conservative approach and has first completions scheduled for Year 4 (26/27) which allows for any delays in the delivery programme identified by the developer.	No changes proposed.
Farringdon Row	There is no evidence that a developer is on board to bring this one forward. Again, the Council are including the site in the 5yLS on the basis that a planning application is submitted in Autumn 2023. Evidence of this must be provided, to rely on this. It is worth noting that the site has been around for many years. The site is also very contaminated and it is worthwhile noting that a railway tunnel runs under the site.	PlaceFirst have been appointed as the preferred developer and have indicated that they expect to submit a planning application for the development of the site in November 2023, with an expected start on site in April 2024. The developer anticipates full completion of the site by May 2027. The draft APS proposes first completions in Yr4 (26/27) which allows for any delays experienced in achieving the delivery rates forecast by the developer.	No changes proposed
Burdon Road/Hall Farm Road, land at	Site is finished – double counting	The APS includes two Bellway sites within this area (Site 356 – Burdon Road/Hall Farm Road and Site 477d Burdon Lane). Site 356 is nearing completion, with 12 units still to complete at April 2023 based on Council records. These are scheduled for completion in Yr 1 of the APS. It is acknowledged that this site may be completed and that there is a time lag in the Council receiving the completion notices, but there is no double counting as these units have not yet been included within completions data. Site 477d has started, but the	No changes proposed

		Council has not yet received any completions for this site. The forecast build out rates for this site are consistent with those provided by Bellway.	
4 Front Street, Fencehouses	Site was built 3/4 years ago – double counting	After double-checking the Council’s completions data, it is noted that 2 units were completed in 22/23. The APS will be updated to reflect this. Following a recent site visit and interrogation of the planning application file, it is also noted that the consent was for 5 units (net) with the two units at ground floor remaining in commercial use. As the draft APS identified the site for 7 units, it will be updated to reflect this. The site visit has also confirmed that the other 3 units (not previously accounted for within the completions data) have also been completed. As these have not previously been recorded as completions, these will be marked as completed within Yr 1 of the APS and will be accounted for in completions data for 23/24.	Update APS to reduce total dwelling numbers to 5, record 2 completions for 22/23 and 3 completions for 23/24.
1 Roker Terrace and Side House, St Georges Terrace	Already built – approved 2019 – double counting	The Council has undertaken a recent site visit and this site and can confirm that this site is still under construction. Having checked the completion records, we can also confirm that no completions have yet been recorded against this site, therefore no double-counting has occurred.	No changes proposed.

Kind Regards


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