

Five-Year Housing Land Supply

June 2025

**Sunderland
City Council**



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1 Introduction

- 1.1 This document sets out Sunderland City Council's assessment of its housing land supply from 1 April 2025 to 31 March 2030.
- 1.2 The report sets out that the Council can demonstrate a 5.2-year supply of deliverable housing sites, using a five- year housing land supply from 25/26 to 29/30 against the five- year housing land supply requirement. Therefore, the presumption in favour of sustainable development will not apply.

Policy background

- 1.3 On 12 December 2024, the Government published a revised National Planning Policy Framework (NPPF) which includes the requirement for local planning authorities to 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, (Para 78).
- 1.4 Previously, under the 2023 NPPF, Sunderland City Council were not required to identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing for decision making purposes, as the adopted plan was less than five years old (adopted January 2020) and it identified at least a five year supply of specific, deliverable sites at the time that the examination concluded.
- 1.5 Prior to this, Sunderland City Council had confirmed its five-year land supply position on an annual basis through the Annual Position Statement (APS) process since 2020
- 1.6 In alignment with the latest NPPF, 'Local Planning Authorities (LPAs) should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against the housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old'¹, (Para 78 of the NPPF and Para 005 of the PPG).

The definition of deliverable

- 1.7 The [Glossary to the NPPF](#) sets out the definition of 'deliverable' for five year land supply purposes. It 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

¹ Unless these strategic policies have been reviewed and found not to require updating.

a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

- 1.8 For any sites with full planning permission and small sites with outline planning permission, the Government guidance is clear that these should be assessed as being deliverable unless there is specific evidence to the contrary.
- 1.9 For major sites (10 or more dwellings) with outline planning permission, those with permission in principle, plan allocations or identified on a brownfield register, these can be considered deliverable, subject to providing evidence to demonstrate this. The guidance set out within [Planning Practice Guidance](#) states that 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
 - 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.
- 1.10 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.”*
- 1.11 Therefore, in principle, even where a site does not fall into the relevant categories of the NPPF definition, it can still be included in the five-year housing land supply if it satisfies the tests of availability, suitability, achievability, and has a realistic prospect of delivery within the next five years.

2 The Housing Requirement

Housing need

- 2.1 The first stage in the assessment of the housing land supply is the identification of the level of housing provision required. The housing requirement is that sufficient to provide a minimum of five years' worth of housing and the supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old, (unless these strategic policies have been reviewed and found not to require updating). (Para 78 of the NPPF and Para 005 of the PPG).
- 2.2 As the Core Strategy and Development Plan has been reviewed and found not to require updating ([CSDP Review](#)), the supply is set against the housing requirement of the adopted strategic policies within the adopted plan (745 dwellings per year).

Buffer

- 2.3 Paragraph 78 of the NPPF requires a buffer of 5% to be included to the supply to ensure choice and competition in the market for land. A 20% buffer is required if there has been significant under delivery of housing over the previous three years. This is measured against the Housing Delivery Test (HDT), where this indicates that delivery was below 85% of the LPA's housing requirement.
- 2.4 The 2023 HDT results were published in December 2024 and are the most up to date published figures. Table 1 below sets out the results of the 2023 HDT and shows a measurement of 184% for Sunderland, and as such, only a 5% buffer is to be applied to the five-year housing land supply.

Delivery Test	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	HDT: measurement	HDT: Consequence
	2020-21	2021-22	2022-23		2020-21	2021-22	2022-23			
2023 Delivery Test	371	533	547	1451	703	974	999	2677	184%	None

Table 1 Housing Delivery Test (2023)

The housing requirement

- 2.5 Table 2 below shows the housing requirement for a five-year period.

Housing requirement	Adopted plan: 745 dwellings per year
A. Requirement	3,725
B. Buffer 5%	186
C. Requirement including buffer (A+B)	3,911

Table 2 The Housing requirement

3 Sources of Housing Supply

- 3.1 This section provides an explanation of the sources of land supply that contribute to the five-year housing land supply.

Sites with full planning permission/non-major sites with outline consent

- 3.2 Sites with full planning permission/non-major outline consent in place make up the majority of the supply. Of the 56 sites that contribute to the supply, 48² of these have full planning permission or have a non-major outline consent in place, providing a total of 3241 dwellings³. Of these 48 sites, 34 are under construction. In line with the PPG these sites are considered deliverable.

Major sites with outline consent

- 3.3 One site within the supply (081- Chapelgarth), has outline consent in place which contributes 47 dwellings to the overall five-year land supply. The site is being developed over 6 phases by a number of developers and the first 5 phases have full consent in place and are under construction. The outline consent relates to phase 6, for a total of 47 dwellings, all of which are considered deliverable in year 5. Phase 6 is anticipated to follow on from the current delivery of dwellings that are subject to the full planning consent.
- 3.4 This remaining phase is still under the ownership of Siglion (who are a fully Sunderland City Council owned and operated vehicle), who have confirmed that they will be taking phase 6 to the market summer 2025, with a view to starting on site at some point during 2026. It is considered that clear evidence has been provided to demonstrate phase 6 will be delivered within the next five-years.
- 3.5 Fullwell Quarries (175) is a greenfield site which has outline planning permission in place for up to 110 dwellings. The site is being delivered by Gentoo who have a very good track record of housing delivery within the city. Gentoo have confirmed that the reserved matters application is to be submitted summer 2025 and a start on site is anticipated in 26/27, with first units delivered in 27/28 at 30 dwellings per year. As such 90 dwellings will be delivered within the five-year period. It is considered that clear evidence has been provided to demonstrate part of this site will be delivered within the next five-years.
- 3.6 Coalbank Farm site is a greenfield site that has outline planning permission in place for 82 dwellings. The site is the second phase of an adjoining site which has full planning permission in place (388 Ennerdale Street). It is the intention of the land owner to develop out the Ennerdale Street consent (phase 1) which is expected to deliver units in years two and three and then continue onto the Coalbank Farm site. As such it is considered that this site will deliver 60 units within the next five-years.

Allocated housing sites

- 3.7 Allocated housing sites comprise the strategic allocations within the adopted Core Strategy and Development Plan. Several of the plan allocations have progressed over recent years and as such have been included in the 'sites with full planning permission'

² Site 081 Chapelgarth has a number of dwellings which are categorised under full consent and a further phase which is categorised as 'major site with outline consent'

³ Appendix 1 sets out the individual sites that make up the five-year land supply and Appendix 2 indicates the sites on maps.

category, or 'major sites with outline consent'. One site allocation which does not yet benefit from any planning consent is site 477e - Poultry Farm site. This site, which is for 75 dwellings is included within the five-year supply as progression has been made towards its delivery.

- 3.8 The site forms part of a wider CSDP site allocation at South Sunderland Growth Area, which has been subject to Housing Infrastructure Funding (HIF) and as such new roads and infrastructure have been put in place to help facilitate the delivery of new housing. The wider site allocation is the subject of a Supplementary Planning Document to aid delivery and as such a number of studies have been undertaken to inform this document. Karbon Developments are delivering the scheme and a full planning application was submitted January 2025. Following the grant of consent, delivery of 60 units are expected within the five-year time period. It is considered that clear evidence has been provided that housing completions will begin on site within five years.

New Herrington (113) is also an allocated housing site which has a planning application pending for 29 dwellings, which was submitted April 2025. The application, which is acceptable in principle is anticipated to be considered at planning committee in Autumn 2025. As such it is considered that clear evidence has been provided to demonstrate that housing completions will begin on site within five years.

Sites identified on the Brownfield Land Register

- 3.9 Within the NPPF Glossary, sites that are identified on a Brownfield Land Register can also be considered deliverable, and as such included within the five-year housing land supply provided there is clear evidence that housing completions will begin on site within five years. Four sites within the five-year land supply are on the Council's Brownfield Land Register: 107 – Chester Road, 467B- Former Thornbeck College, 54 – Former Eagle Public House and 080A-Sheepfolds. These sites contribute 404 dwellings to the five-year supply.

3.10 107 - Chester Road

A large regeneration site that is currently delivering 118 dwellings as part of phase 1. The whole site, which is a cleared site, is included within the Brownfield Land Register. Overall, the site will deliver 412 dwellings, with 115 dwellings from phase 1 already complete and the remaining 3 dwellings expected to be complete in year one (25/26). The developer has confirmed that it is their intention to continue the build, delivering the remaining phases over the next five to six years. (26/27). The planning application for the remaining phases was submitted January 2025 and is pending consideration. The future build out rate for the remaining phases has been confirmed by the developer at 30 dwellings per year for the first year, followed by 50 a year thereafter, which will result in 180 dwellings being delivered within the five-year period. It is considered that for the remaining phases clear evidence has been provided that housing completions will begin on site within five years.

3.11 467B Former Thornbeck College

A deliverable brownfield site that is included within the Brownfield Land Register, and as such the use of the site for residential purposes is considered acceptable in principle.

The site has a planning application currently pending for 51 dwellings and is to be delivered by McCarthy Stone. The planning application which is supported by a number of studies and site assessment work is expected to be reported to Planning Committee Summer 2025. Subject to planning, a start on site is anticipated February 2026, with all works complete by April 2027. It is considered that clear evidence has been provided that the site will be delivered within five years.

3.12 54 – Former Eagle Public House

A vacant former public house which has been identified on the Council's Brownfield Land Register for a number of years. This redevelopment of the site is set to deliver 13 dwellings, and currently has a pending planning application under consideration, with additional information submitted by the developer in April 2025. The application is scheduled to be reported to Planning Committee summer 2025. The developer, MCC Homes, has a good track record of delivery in the city, therefore it is anticipated that completions would be in year three, with all dwellings delivered in one year.

3.13 080A Sheepfolds

Part of a wider regeneration scheme which is all within the Brownfield Land Register, Sheepfolds Phase 1 will deliver approximately 160 dwellings. This first phase has received £4.8m Brownfield Housing Fund which has a spend date of March 2026. Demolition of the existing industrial units has now been completed and a hybrid planning application for the overall Sheepfolds site is to be submitted June 2025, with a reserved matters for phase 1 anticipated for submission Autumn 2025. The programme for phase 1 has a start on site scheduled for March 2026, which is in line with funding requirements. It is expected that delivery of phase 1 will be complete in 2028, meaning that all 160 dwellings will be delivered within the five-year period. These timescales are linked to the grant funding and the dwelling types within phase 1, which include apartment blocks, terraced townhouses and stacked maisonettes. Procurement for a developer has now concluded, with the Council's Cabinet on 8th May 2025 agreeing to the preferred developer, Vistry Group. It is considered that clear evidence has been provided that phase 1 of the site will be completed within five years.

Small sites

3.14 Small housing sites (4 units or less) contribute to the housing supply in the form of new build, change of uses and residential splits. These small sites are excluded from the five-year land supply as a site threshold of 0.25 hectares or 5 units or more is in place and therefore such sites are not identified as specific deliverable sites within the five-year supply schedule. As such, there is a need to calculate the estimated contribution that small sites make to the five-year housing supply. This allowance is based upon the average number of dwelling completions from small sites over a ten-year period, which is detailed within Table 3 below.

3.15 The approach to a small sites allowance is set out within the Strategic Housing Land Availability Assessment (SHLAA) methodology and as such has been through consultation/discussion as part of that process. The matter of a small site 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 allowance. This approach was also found to be realistic and reasonable in the Planning Inspector's Reports for all the council's confirmed APS's.

- 3.16 The small sites allowance has been kept under review and updated as part of the Council's APS process, with the latest figures provided below in Table 3. From the evidence below, it is noted that the long-term average has fallen to 30 dwellings per annum, this is primarily as a result of the number of losses increasing in early 2020's, however this has dropped considerably in the past year. As such for the purposes of this five-year land supply, the number of dwellings to be taken forward as a small sites windfall allowance is 30 dwellings per annum. 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
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
2023/24	40	19	21
2024/25	22	3	19
Average 2015/16-2024/25			30
Average annual dwellings from small sites	30		

Table 3 Net Housing Delivery from Small Sites 2015/16-2024/25

Demolitions

- 3.17 The approach the Council has taken with regards to demolitions is to discount any known demolitions for the first five years from the housing supply, as demolitions for the next five years are largely known through discussions with Gentoo (the city's largest registered provider) and other key stakeholders. This approach was also found to be appropriate and justified in the Planning Inspector's Reports for all of the Council's confirmed APS's.

- 3.18 Table 4 below shows demolitions within the city since the start of the plan period (2015/16-2024/25).

Year	Number of Demolitions
2015/16	-24
2016/17	-38
2017/18	-153
2018/19	-41
2019/20	-6
2020/21	-12
2021/22	0
2022/23	-13
2023/24	-4
2024/25	-3

Table 4 Sunderland demolitions 2015/16-2024/25

- 3.19 Through discussions with Gentoo and other key stakeholders it has been identified that at this point in time there are no demolitions planned for the next five years (2025-2030). The Council has therefore not included any demolitions within this five-year land supply.

4 Engagement with developers/agents/landowners

- 4.1 Government guidance indicates that authorities should involve those with an interest in site delivery, in assessing the deliverability of sites and set out up-to-date robust evidence to support assessments of deliverability. As such the Council utilised a site proforma that was sent to agents, developers and landowners of housing sites that were considered to be deliverable to gain an understanding of site forecasts and to provide any relevant evidence to assist in demonstrating a sites deliverability.
- 4.2 Responses have been used to both assess deliverability of the site and to phase dwelling completions.
- 4.3 The Council considers the information on delivery provided by agents, developers and landowners as the most robust source and uses this as a starting point for considering what might reasonably be delivered within the five-year period. Where necessary, the Council adjust the projected delivery to take account of any overly optimistic views, ensuring that the figures relied on by the Council within the five-year period are as realistic as possible.
- 4.4 In cases where no response was received, the Council has assessed the deliverability of the site using its knowledge of the developer and past delivery rates, its knowledge of any specific site issues and the type of dwellings to be delivered, as well as likely lead in times and build out rates for the different types of sites.

5 The Housing Land Supply

Annual Housing Requirement	745 dwellings net
Five Year Housing Requirement for period 2025/26 - 2029/30	3725
Buffer (5% of requirement)	186
Total requirement	3911
Dwellings from sites with full planning permission/non major sites with outline consent	3241
Dwellings from major sites with outline consent	197
Dwellings from allocated housing sites	89
Dwellings from sites identified on the Brownfield Land Register	404
Dwellings from small sites	150
Demolitions	0
Total Supply	4081
Five-year supply performance against housing requirement (years)	5.2 years

Table 5 The housing land supply 2025/26-2029/30

5.1 Sunderland City Council can demonstrate a 5.2-year supply of deliverable housing sites, using a five- year housing land supply from 25/26 to 29/30 against a five-year housing land supply requirement. Therefore, the presumption in favour of sustainable development will not apply.

5.2 This five-year land supply statement sets out the five-year housing land supply position with a base-date of 1 April 2025.

Appendix 1 Five-year land supply schedule of sites

SHLAA Ref No	Site Name	Present Planning Status	Developer	Total number of net units	Category	Completions 2018/19	Completions 2019/20	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 23/24	Completions 24/25	Completions prior to 1st April 2025	Completions 2025/26	Completions 2026/27	Completions 2027/28	Completions 28/29	Completions 29/30	Completions post 5 year period
477c1/c2/c3	Land North of Burdon Lane	Permitted – under construction	Barratts/David Wilson	218	Detailed Consent	0	0	0	0	0	14	25	39	24	24	24	30	30	47
172	Former Forest Estate	Permitted – under construction	Bellway	139	Detailed Consent	0	0	0	0	0	0	0	0	25	40	40	34	0	0
477d	Burdon Lane	Permitted – under construction	Bellway	60	Detailed Consent	0	0	0	0	0	43	16	59	1	0	0	0	0	0
93	Land East of Primate Road	Permitted-Not started	Bernicia	46	Detailed consent	0	0	0	0	0	0	0	0	0	20	26	0	0	0
753	Former Garage, Westholme Terrace	Permitted – under construction	Cundall	8	Detailed Consent	0	0	0	0	0	0	0	0	8	0	0	0	0	0
774	The Fox and Hounds, North Road	Permitted - Outline	Ethical Partnership (agent)	5	Detailed consent	0	0	0	0	0	0	0	0	0	0	5	0	0	0
775	Bog Row School	Permitted (Outline) – Not started	Ethical Partnership (agent)	7	Detailed consent	0	0	0	0	0	0	0	0	0	0	7	0	0	0
197	Land to the east of former Broomhill Estate	Permitted – under construction	Gentoo	99	Detailed Consent	0	0	0	20	34	18	26	98	1	0	0	0	0	0
504	Doxford Park Phase 6	Permitted – under construction	Gentoo	100	Detailed Consent	0	0	0	7	22	23	14	66	34	0	0	0	0	0
440	Cragdale Gardens	Permitted – under construction	Gentoo	86	Detailed consent	0	0	0	0	0	0	7	7	79	0	0	0	0	0

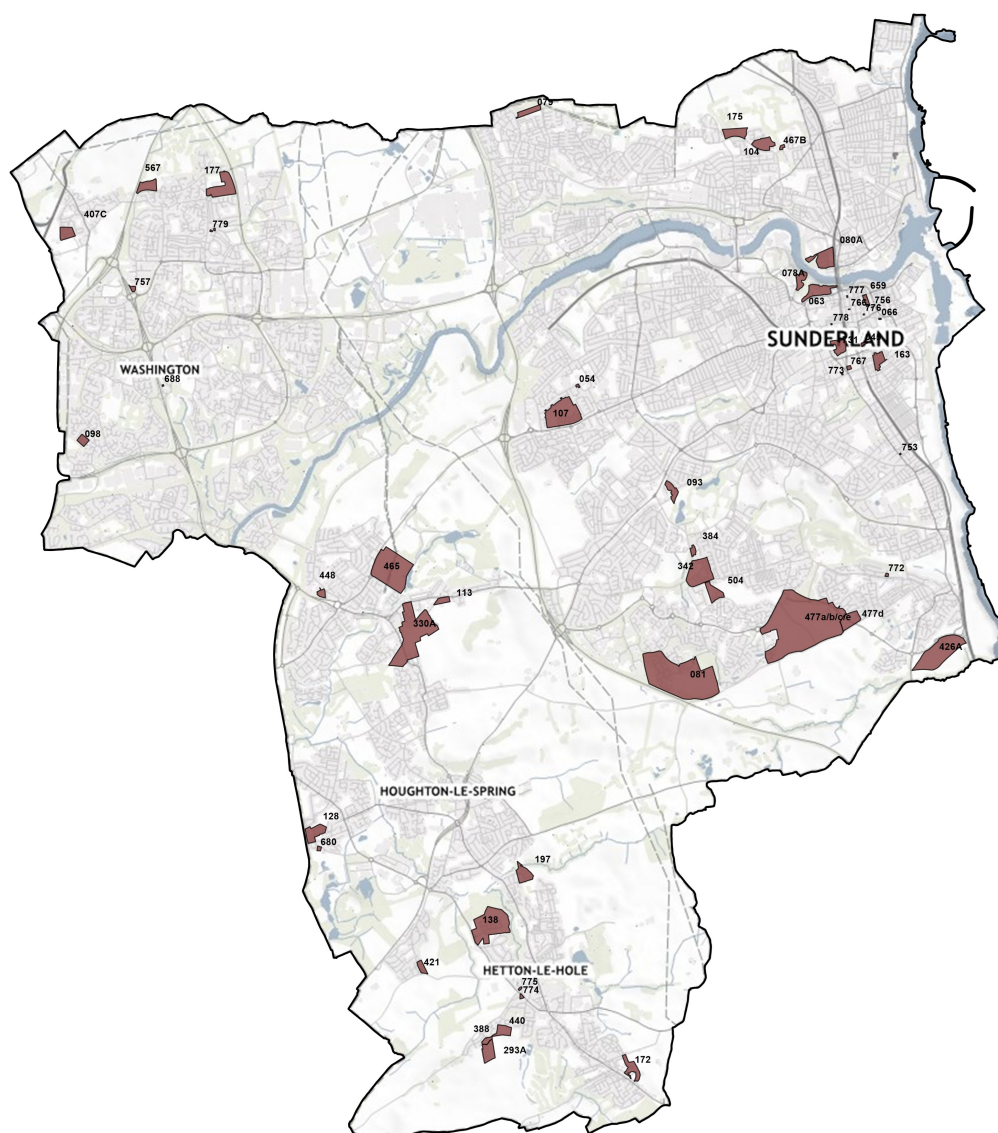
107	Phases 1-6, Chester Road	Permitted – under construction	Gentoo	412	Brownfield Land Register	0	0	0	23	31	31	30	115	3	30	50	50	50	114
175	Land at Fulwell Quarries	Permitted - Outline	Gentoo	110	Outline consent	0	0	0	0	0	0	0	0	0	0	30	30	30	20
104	Former Carley Hill School	Permitted – under construction	Gentoo	115	Detailed consent	0	0	0	0	0	0	28	28	32	55	0	0	0	0
79	Hylton Lane/Blaydon Ave, Hylton Lane	Permitted – under construction	Gentoo Group	71	Detailed Consent	0	0	0	0	0	0	53	53	18	0	0	0	0	0
407c	Land north east of Mount Lane, Springwell Village	Permitted – under construction	Hellens /Esh	75	Detailed Consent	0	0	0	0	23	43	5	71	4	0	0	0	0	0
680	Land Opposite the Mews, Redburn Row	Permitted – under construction	Johnson Homes	5	Detailed consent	0	0	0	0	0	0	3	3	2	0	0	0	0	0
688	Derwent House	Permitted – under construction	JT Consultancy Ltd	48	Detailed Consent	0	0	0	0	0	0	0	0	48	0	0	0	0	0
757	Parsons House, 20 Parsons Road	Permitted – under construction	JT Consultancy Ltd	40	Detailed Consent	0	0	0	0	0	0	34	34	6	0	0	0	0	0
54	Former Eagle Public House	Full application pending	MCC Homes	13	Brownfield Land Register	0	0	0	0	0	0	0	0	0	0	13	0	0	0
66	Former Site Of Coutts And Findlater Ltd	Permitted – under construction	MCC Homes	16	Detailed Consent	0	0	0	0	0	0	0	0	16	0	0	0	0	0
467B	Former Thornbeck College	Full application pending	McCarthy Stone	51	Brownfield Land Register	0	0	0	0	0	0	0	0	0	0	51	0	0	0
756	34 Villiers Street	Permitted – under construction	NMBC Properties Ltd	7	Detailed Consent	0	0	0	0	0	0	0	0	7	0	0	0	0	0
776	Somerford Buildings, Norfolk Street	Permitted- not started	Nulite Properties Ltd	11	Detailed Consent	0	0	0	0	0	0	0	0	0	0	11	0	0	0
128	Black Boy Road land at (Site A)	Permitted – under construction	Persimmon	141	Detailed Consent	0	0	0	0	31	50	16	97	30	14	0	0	0	0
138	Land at North Road	Permitted – under construction	Persimmon	300	Detailed Consent	0	29	40	38	41	23	0	171	11	25	25	25	25	18

342	Land at Mill Hill, Silksworth Road	Permitted – under construction	Persimmon	250	Detailed Consent	0	0	2	51	87	58	34	232	18	0	0	0	0	0
330A	Philadelphia Complex	Permitted – under construction	Persimmon	465	Detailed Consent	0	4	9	0	24	49	81	167	60	60	60	60	58	0
426A	Willow Farm land to south, Ryhope (North)	Permitted – under construction	Persimmon	450	Detailed consent	0	0	0	0	0	36	35	71	40	50	50	50	50	139
078A	Farringdon Row	Permitted - not started	Place First	165	Detailed Consent	0	0	0	0	0	0	0	0	0	0	100	65	0	0
293A	Coalbank Farm	Permitted - not started	Private	82	Outline consent	0	0	0	0	0	0	0	0	0	0	0	30	30	22
477e	Land North of Burdon Lane (Poultry farmer site)	Allocated CSDP Site	Private	75	Allocated CSDP Site	0	0	0	0	0	0	0	0	0	0	0	10	50	15
384	The Cavalier	Permitted - Not Started	Private	19	Detailed Consent	0	0	0	0	0	0	0	0	0	19	0	0	0	0
777	110-112 High Street West	Permitted – under construction	Private	14	Detailed Consent	0	0	0	0	0	0	0	0	14	0	0	0	0	0
773	6 - 7 The Cloisters	Permitted - not started	Private	9	Detailed consent	0	0	0	0	0	0	0	0	0	0	9	0	0	0
45	Land at Egerton Street	Permitted - not started	Private	22	Detailed consent	0	0	0	0	0	0	0	0	0	0	22	0	0	0
388	Ennerdale Street	Permitted-Not started	Private	40	Detailed consent	0	0	0	0	0	0	0	0	0	20	20	0	0	0
080A	Sheepfolds Phase 1	Brownfield Register	SCC	160	Brownfield Land Register	0	0	0	0	0	0	0	0	0	40	60	60	0	0
772	Saint Cuthberts Methodist Church	Permitted - not started	SCC	6	Detailed consent	0	0	0	0	0	0	0	0	6	0	0	0	0	0
659	Nile and Villiers	Permitted – under construction	Siglion	75	Detailed Consent	0	0	0	0	0	0	0	0	40	35	0	0	0	0
63	Vaux Brewery (site of), Gill Bridge Avenue	Permitted – under construction	Siglion	133	Detailed Consent	0	0	0	0	0	0	0	0	0	57	76	0	0	0
81	Chapelgarth site	Permitted – under construction	Siglion/Millers/Story Homes/Duchy	750	Detailed Consent/Outline Consent	5	33	48	64	99	65	66	380	72	105	72	65	51	5
477b1/b2/b3	Land north of Burdon Lane	Permitted – under construction	Story Homes	138	Detailed consent	0	0	0	0	0	0	41	41	43	38	16	0	0	0

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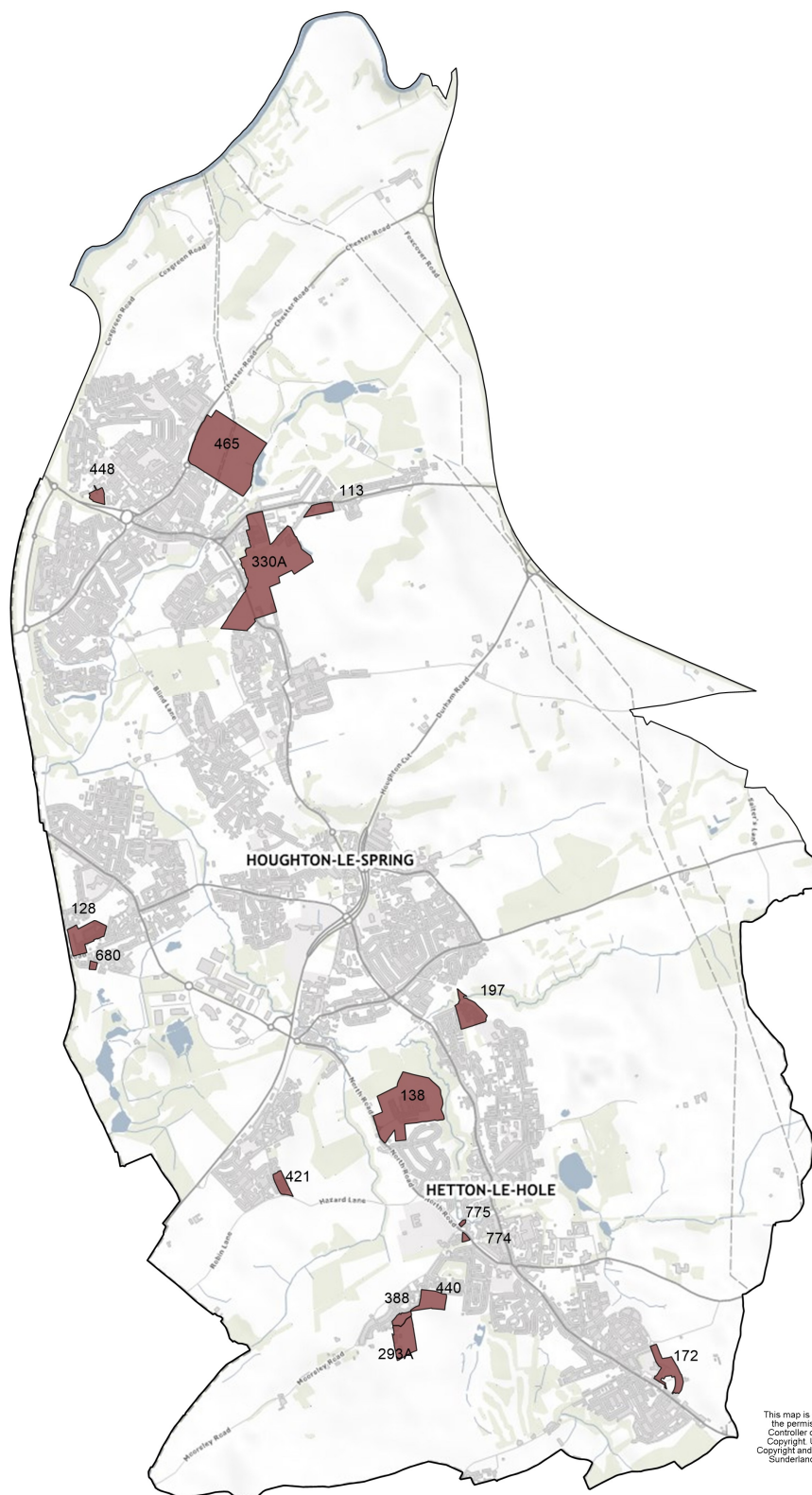
Appendix 2 Site maps

Five-year land supply (2025)

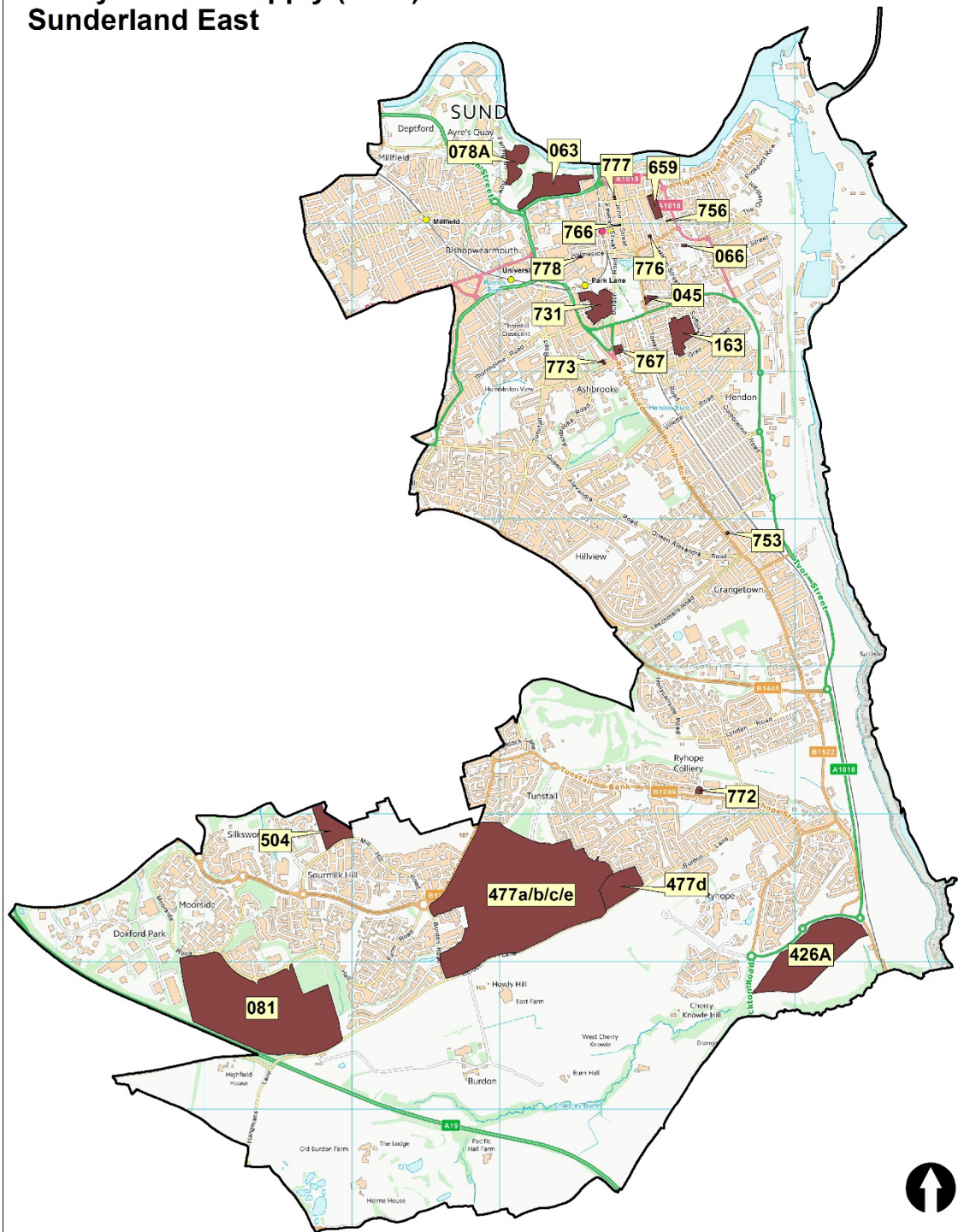


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Five-year land supply (2025) Coalfield

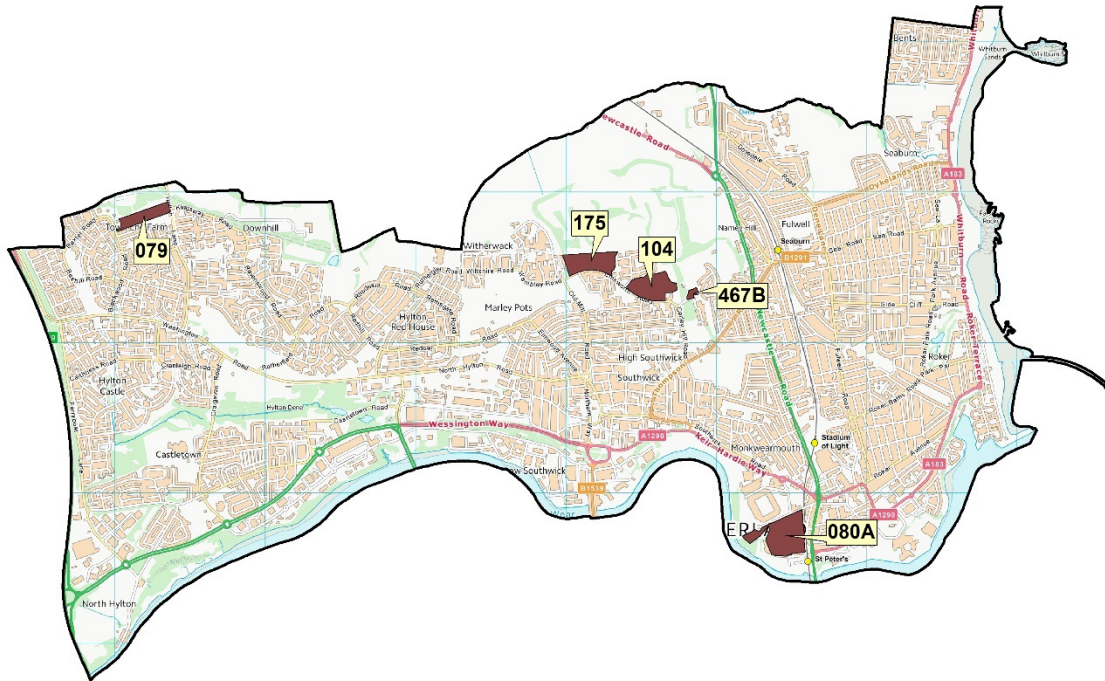


Five-year land supply (2025) Sunderland East



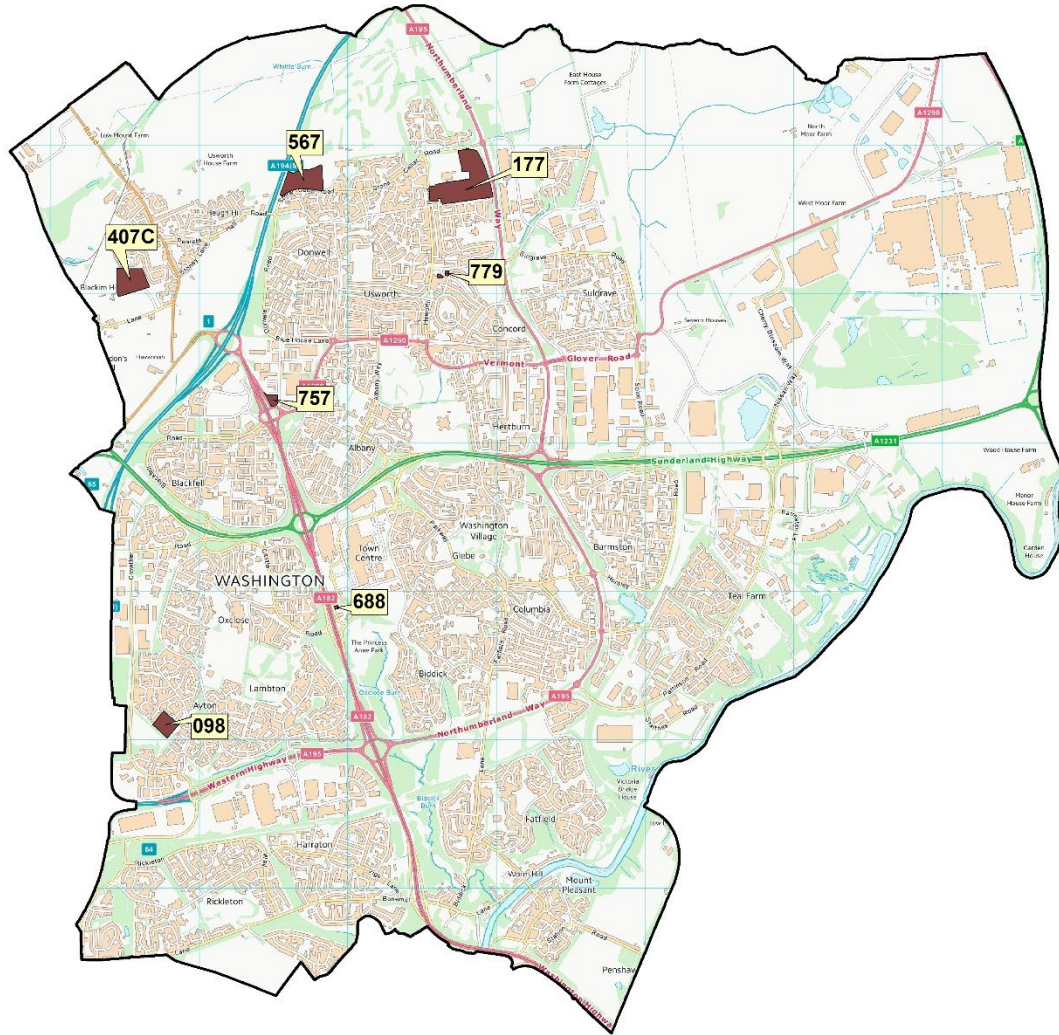
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Five-year land supply (2025)
Sunderland North



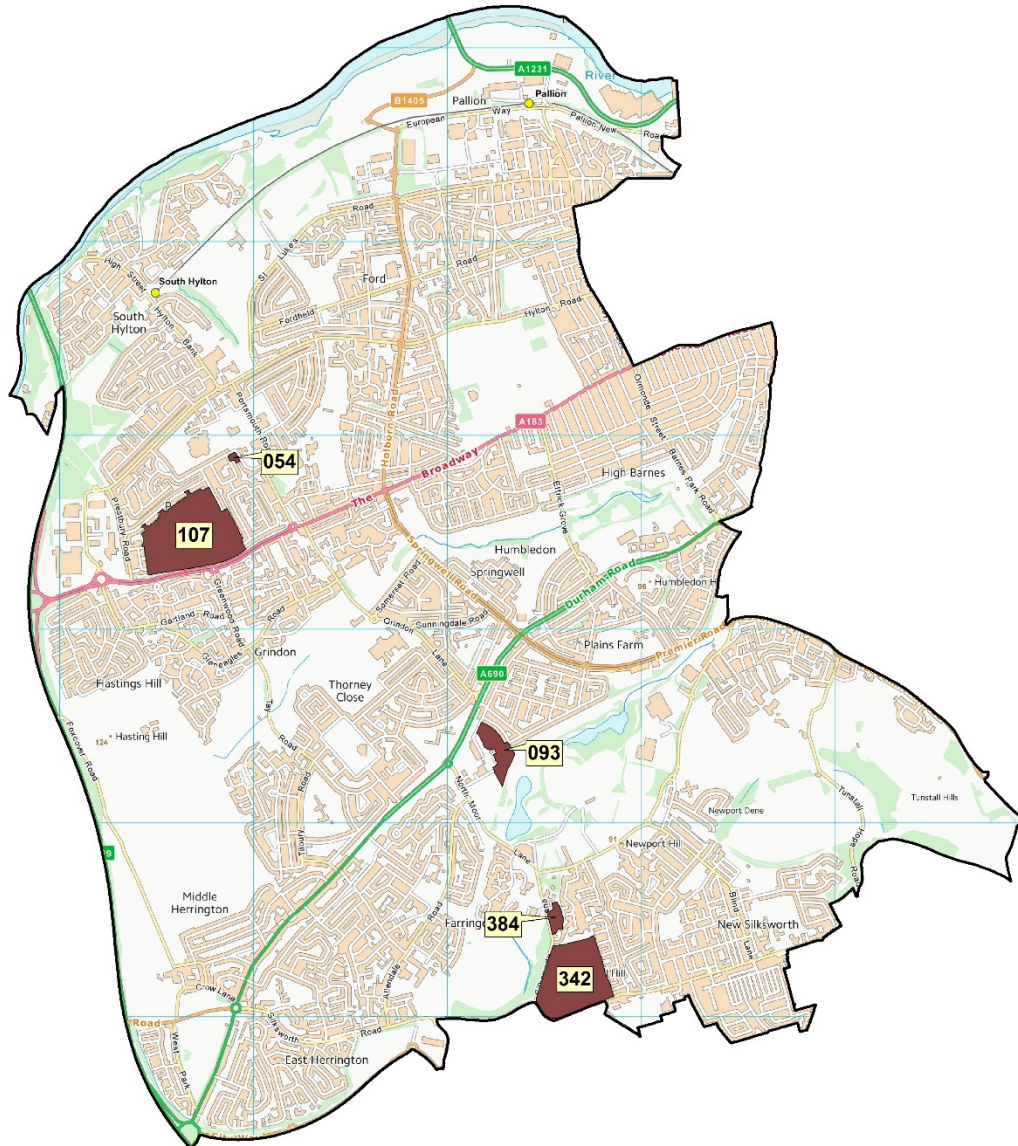
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Five-year land supply (2025) Washington



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Five-year land supply (2025) Sunderland West



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