

Core Strategy and Development Plan

Strategic Housing Land Availability Assessment

2017





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1 Disclaimer

The Sunderland SHLAA Report is not a policy document. While the Sunderland SHLAA identifies land with the potential to accommodate housing, **it does not determine whether a site should be allocated for housing as part of the Local Plan or be granted planning permission for housing.** Sites without planning permission in the Sunderland SHLAA require further testing and are subject to the requirements of a planning application or further determination through site allocation processes. **The SHLAA does not preclude sites from being developed for other suitable uses and does not preclude other sites which have not been submitted or assessed coming forward for housing, subject to the determination of a suitable planning application.**

2 Introduction

The preparation of a Strategic Housing Land Availability Assessment (SHLAA) is a requirement of national planning policy. The National Planning Policy Framework (paragraph 159) states that Local Planning Authorities should “*have a clear understanding of housing need in their area*” and should “*prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period*”.

A SHLAA identifies the future supply of housing and the sites that are expected to deliver housing in an authority area. Sites are assessed for their overall housing potential, with realistic assumptions regarding a site’s suitability, availability, achievability and economic viability taken into consideration. This approach is identified in Housing and Economic Land Availability Assessment Planning Practice Guidance¹.

In summary, a SHLAA assessment will:

- Identify sites and broad locations with potential for housing;
- Assess their development potential;
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability)¹; and
- Provide a five year land supply trajectory.

2.1 Purpose of the Report

The Sunderland SHLAA is a key component of the evidence base that underpins housing policies in the emerging Sunderland Local Plan. The SHLAA report will identify a supply of specific deliverable sites for the first five years of the plan and a supply of specific developable sites for years 6-10 and 11-15 years. Where possible, the Sunderland SHLAA identifies supply beyond 15+ years of the plan, although this is not a requirement of PPG.

2.2 Sunderland SHLAA

This Sunderland SHLAA document:

- Applies the updated Sunderland SHLAA Methodology that was consulted upon between 19 October 2016 and 2 November 2016 and was subsequently endorsed by the SHLAA Partnership in (November 2016)².
- Is the 2017/18 draft Sunderland SHLAA and will be finalised following public consultation as part of the Core Strategy consultation exercise August 2017. It

¹DCLG National Planning Practice Guidance: Housing and Economic Land Availability Assessment Planning Practice Guidance

²A schedule of responses is available in Appendix A of the Sunderland SHLAA Methodology (November 2016)

builds upon and refreshes previous Sunderland SHLAA's published in 2015, 2014, 2013 and 2012 respectively;

- Identifies a base date of 31 March 2017.

This Sunderland SHLAA will:

- Include final assessments of all sites, including new sites submitted to the Council through the Core Strategy Growth Options Consultation between May 2016 and July 2016;
- Identify the potential supply of housing land over three periods up to 2031/32 and beyond;
- Provide the basis for the Council's Five Year Supply of Deliverable Sites (2017/18-2021/22) report; and
- Inform the emerging Sunderland Core Strategy and Development Plan (CSDP) and will continue to do so until submission of the Core Strategy document for examination.

Following adoption of the Sunderland's Local Plan, the SHLAA will be used as a monitoring tool to assess the future pipeline of housing supply. This will ensure that housing can be delivered in line with the Local Plan and its housing policies.

2.3 Structure of the Report

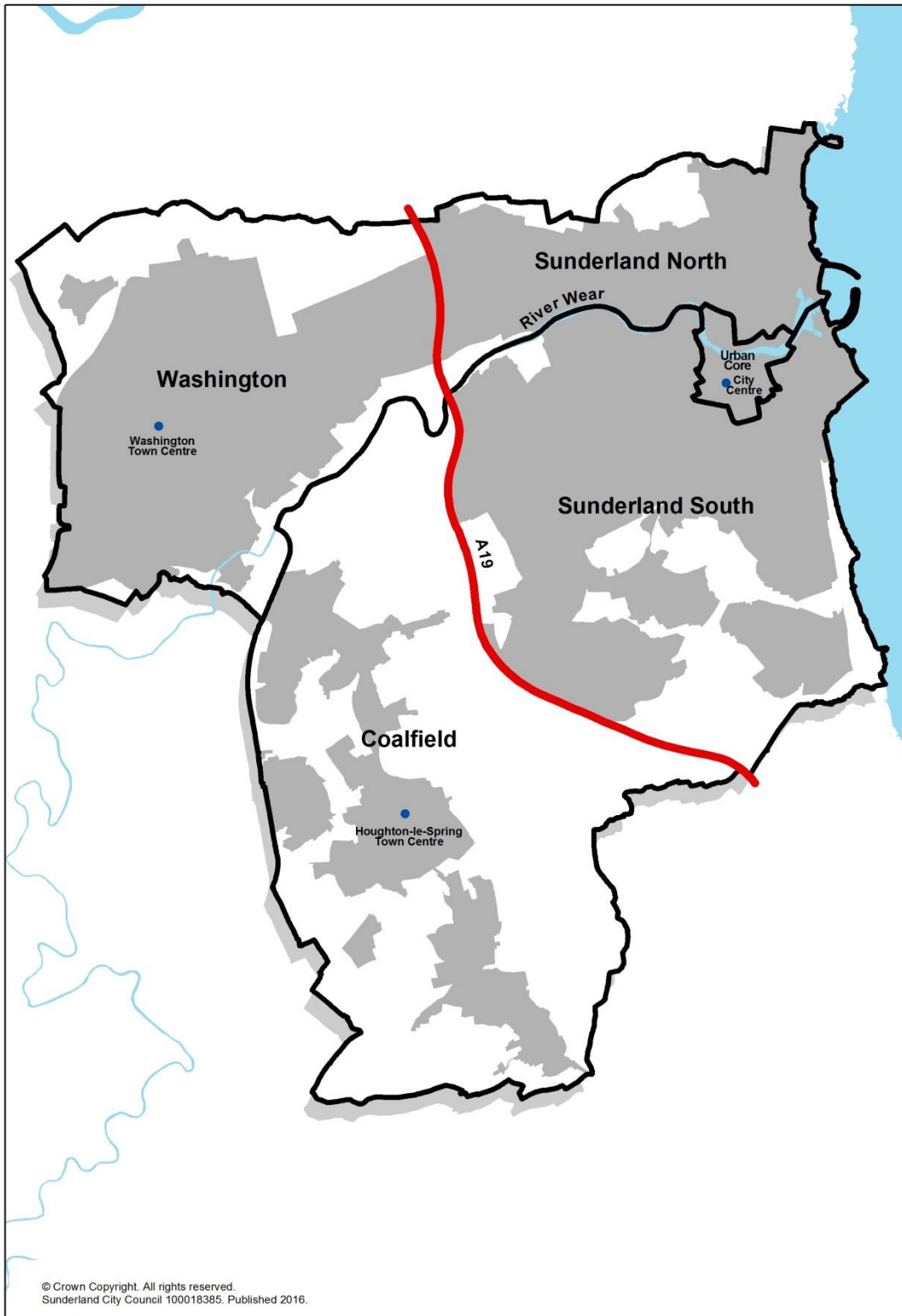
The report will be structured as follows;

- Planning Policy Context – this section will provide an overview of national, regional and local planning policies and the requirement for Local Planning Authorities to undertake a SHLAA.
- Methodology – this section provides detail of the step by step process undertaken to identify and assess SHLAA sites, and the assumptions applied in the estimation of housing delivery of sites
- Sunderland Strategic Housing Land Availability Assessment Findings – this section summarises the outcomes of the SHLAA assessment including;
 - the quantum and capacity of deliverable and developable housing sites;
 - the quantum and capacity of housing sites not currently developable;
 - the sites sieved from the SHLAA assessment due to category 1 constraints and location of greenfield sites in the open countryside; and
 - the sites that have completed since the last update of the SHLAA
- Five Year Housing Supply – this section details the sources of sites that compose the five year housing supply and sets out the five year housing supply calculation.

2.4 Study Area

The Sunderland SHLAA covers the area within Sunderland administrative boundary (see figure 1).

Figure 1: Map of Sunderland Administrative Boundary



3 Planning Policy Context

3.1 National Context

The policy context for the SHLAA is set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). The NPPF replaced, amongst many other policies, Planning Policy Statement 3, and more particularly the requirement to maintain and assess the availability of land for future housing development.

In accordance with paragraph 158 of the NPPF local planning authorities should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local Planning Authorities (LPAs) should ensure that their assessment of and strategies for housing and other uses are integrated, and that they take full account of relevant market and economic signals.

The Government views SHLAAs as *“a key component of the evidence base to support the delivery of sufficient land for housing to meet the community’s need for more homes”*. The NPPF, (para.159) requires local authorities to *“prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period”*.

As with previous guidance, the NPPF advocates the efficient and effective use of land, in Locations that offer good access to a range of community facilities, key services, economic opportunities and infrastructure. The importance of re-using previously developed land is retained. Whilst the government has removed the regional tier of planning guidance and devolved the responsibility for setting housing/economic targets down to local authorities, the NPPF still sets out strong guidance on the considerations for setting housing figures. Councils need to ensure that their Local Plans meet the ‘full, objectively assessed needs for market and affordable housing in the housing market area’, identifying and updating annually a supply of deliverable sites sufficient to provide 5 years’ worth of housing with an additional buffer of 5% to ensure choice and competition. Where there is a persistent record of under delivery (which is not defined in more detail) an additional 20% buffer is required. Beyond the first 5 years the NPPF requires local authorities to ‘identify specific, developable sites or broad locations for growth, for 6-10 years and, where possible, for years 11-15’.

3.2 Planning Practice Guidance

Planning Practice Guidance was issued in March 2014 to support the NPPF and its requirement for LPAs to undertake SHLAA assessments. The Housing and Economic Land Availability Assessment sets out the processes and inputs LPAs are required to undertake to identify a future supply of housing land.

The PPG states that an assessment should:

- identify sites and broad locations with potential for development;
- assess their development potential;

- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

Plan makers should have regard to the PPG in preparing their assessments to ensure a robust assessment of land availability. Where they depart from the guidance, plan makers will have to set out reasons for doing so. The assessment should be thorough but proportionate, building where possible on existing information sources outlined within the guidance.

3.3 North East

The former North East Assembly (NEA) coordinated a regional SHLAA working group to produce a Regional SHLAA Implementation Guide (March 2008) and a SHLAA database to capture site information. The working group consisted of local authority planners, Government Office North East (GONE), One North East (the Regional Development Agency at the time) and the Home Builders Federation (HBF). The Implementation Guide³ and database fulfilled a collaborative working partnership between multi agencies to ensure consistency in data collection and assessment of land availability.

3.4 Tyne and Wear Partnership

The SHLAA Tyne and Wear Partnership was set up in 2008, to enable and coordinate collaborative sub-regional working on the SHLAAs and to ensure an element of sub-regional consistency within the flexibilities provided by the regional guidance. In accordance with the national and regional guidance, a key stakeholder partnership was subsequently established comprising local authority planning and housing officers together with representatives of housebuilders/developers, Registered Providers and private sector consultants and agencies.

This partnership has coordinated the sub-regional approach to the SHLAA in the past and also produced a Tyne and Wear SHLAA Concept Paper⁴. This was developed in order to set out some key assumptions for the sub-region and provide an area-specific guidance note for Tyne and Wear that reflected local conditions. The partnership also led to 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. This SHLAA builds upon principles established during this process.

3.5 Sunderland's Local Plan.

Sunderland City Council is in the process of preparing their Local Plan for the City. The Local Plan will comprise of three key documents:

- Part 1: A Core Strategy and Development Plan (CSDP), which will set out the overarching spatial strategy for development within the city over the plan period from

³Strategic Housing Land Availability Assessment regional Implementation Guide 2008

⁴Tyne & Wear Concept Paper and Supplementary Guidance.

2015-2033, as well as containing more specific detailed Development Management policies and strategic allocations and designations;

- Part 2: An Allocations and Designations Plan which will make the site specific allocations necessary to deliver the strategic vision, and;
- Part 3: The International Advance Manufacturing Park Area Action Plan, which is being prepared jointly with South Tyneside to enable the delivery of a new International Advanced Manufacturing Park on land to the north of the existing Nissan car manufacturing plant, will also be part of the Local Plan.

In support of the Local Plan, a suite of Supplementary Planning Documents consisting of masterplans, development frameworks and design guides, and Area Action Plans will sit alongside the Local Plan to guide development of specific uses or of specific development sites.

3.5.1 Objectively Assessed Need

NPPF is clear that LPAs must identify the “*full, objectively assessed needs for market and affordable housing in the housing market area*”. An OAN can otherwise be known as a housing requirement.

An OAN should be informed by the latest evidence of population and household projections. Sunderland’s latest Strategic Housing Market Assessment (SHMA) was published in May 2017 and identifies an OAN of 768 units per annum. The final OAN housing requirement of 768 units is a result of the publication of revised ONS 2014-based sub-national population projections and DCLG 2014-based household projections in summer 2016, and the recent publication of the Housing White Paper⁵ in February 2017.

Sunderland’s finalised OAN housing requirement will be used to inform future updates of the SHLAA and five year supply of housing.

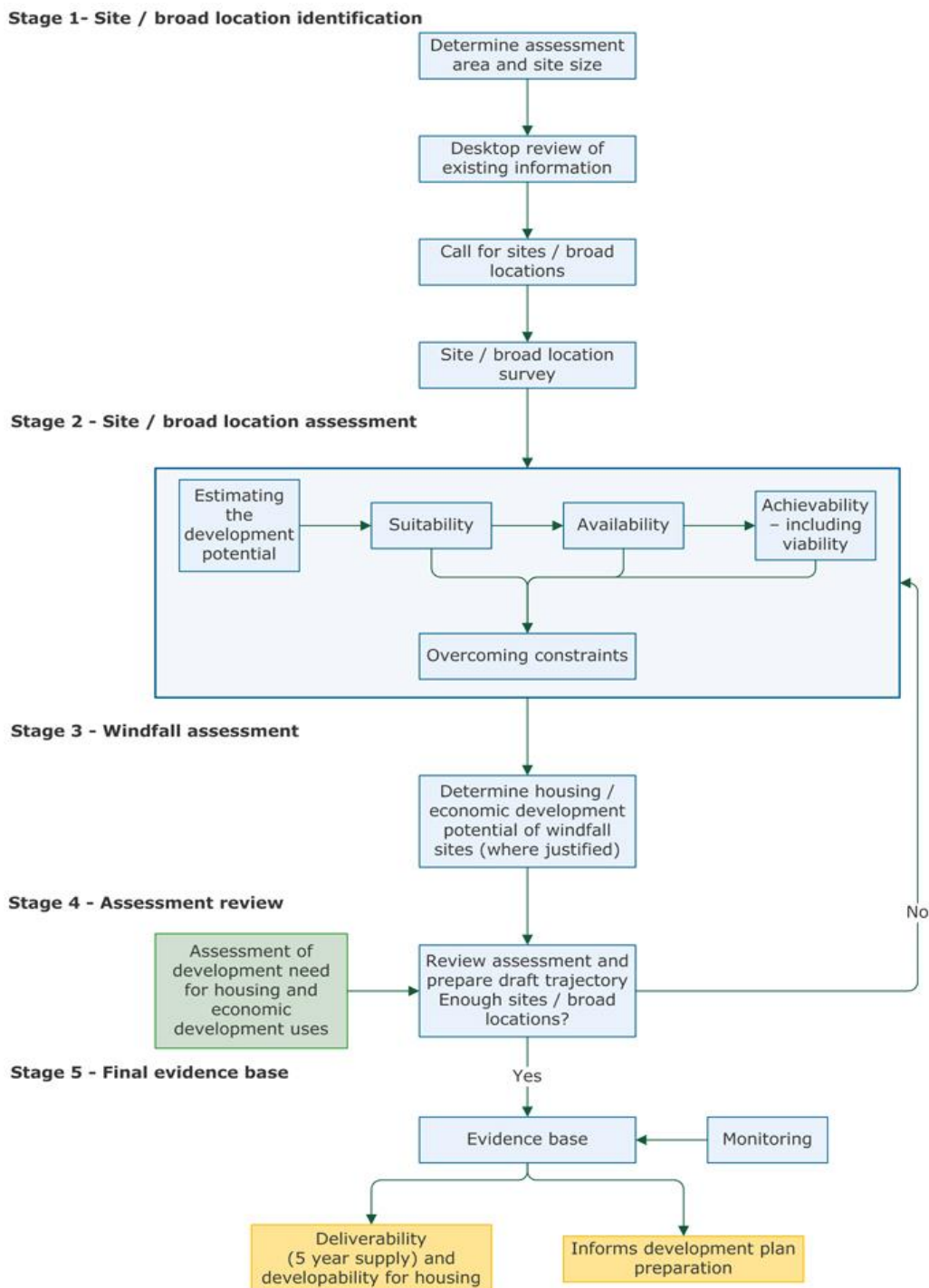
⁵DCLG Fixing a Broken Housing Market (February 2017)

4 Methodology

4.1 Process

PPG details the methodology that should be implemented to produce a robust assessment of housing land. Figure 2 illustrates the inputs and processes which should be included and undertaken to produce a robust SHLAA assessment. The Sunderland SHLAA Methodology (November 2016) sets out how each stage of the assessment will be achieved in more detail.

Figure 2: PPG Methodology Flow Chart



4.2 Stage 1 – Site/Broad Location Identification

4.2.1 Determining the Assessment Area

The SHLAA covers the geographical area of land within Sunderland City Council's administrative boundary. The area is subdivided into five localised sub areas; Washington, Sunderland North, Sunderland Central, Sunderland South and the Coalfield.

4.2.2 Working in Partnership

PPG advocates a partnership approach, involving key partners and stakeholders in the SHLAA process. The Council recognises the importance of working in partnership with others and has established a renewed Sunderland SHLAA Partnership which will comprise 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;
- local communities;
- partner organisations; and
- neighbourhood planning groups (where appropriate)

A small sub-group of the SHLAA partnership was selected based upon their expertise in housing delivery, to compose the SHLAA Site Assessment Panel. The assessment panel oversee the Stage 2 site assessment stage.

4.2.1 Site Size

Guidance advocates the consideration of all sites or broad locations capable of delivering five or more dwellings and provides plan makers with the option of applying difference site size thresholds in their SHLAA's, where appropriately justified. In accordance with PPG, this assessment has included only those sites capable of delivering five or more dwellings.

4.2.2 Desktop Review of Existing Information

The Stage 1 desktop review provides a baseline position and the starting point for sites to be considered as part of the SHLAA. The Sunderland SHLAA has proactively identified sites from as wide a range of sources as possible. Regard has been given to the potential sources of sites set out in both the PPG and the Regional Implementation Guide (2008). The following site sources have been used for identification of sites for this assessment:

Table 1: Types of sites with potential for housing and data sources⁶

Type of Site	Data Sources
<p>Planning Applications Planning applications will be reviewed annually and planning application information inputted into the Sunderland SHLAA database.</p>	<p>Planning applications records (outline/full planning permissions) Pending applications (including awaiting S106 agreements) Expired and withdrawn applications Development starts and completions records Pre-App process/discussions</p>
<p>SHLAA Sites Sites including the previous call out for sites will be reviewed to ensure the site assessments are up to date and accurate.</p>	<p>SHLAA 2016 (v1)</p>
<p>Brownfield and Vacant/Derelict land and Buildings Brownfield land which is currently considered to be underutilised is a further source of potential development sites. Derelict and vacant sites will be identified through a site search process carried out by planning officers using a variety of methods including desktop survey, local knowledge and suggestions from residents through consultation exercises.</p>	<p>Local authority records Brownfield Sites Register</p>
<p>Existing/Allocated Sites Since the publication of the Unitary Development Plan (1998) a number of undeveloped allocations will be assessed to ascertain their current suitability and deliverability for housing. Sites identified within masterplans, development briefs and area action plans will also be identified and assessed.</p>	<p>Information and progress of sites monitored against planning applications and completions and commencements data. Additional information will be sourced from planning officers (Development Management, Implementation and Policy).</p>
<p>Local Authority Land Surplus to Requirements Sites which are surplus to the Council's requirements will be assessed for their housing potential. Housing sites put forward during a "call for sites" consultation (see 2.2) and those received throughout the local plan process to date Sites submitted to the Council for assessment in the SHLAA which have not already been identified through other site types above, will be assessed.</p>	<p>Local authority records Council's Capital Programme Any sites/broad locations submitted directly to the council for consideration through periods of consultation and/or submitted independently e.g. from landowners, agents, RSLs and developers etc.</p>
<p>Internal Site Suggestions from Council Officers e.g. Planning, Housing, Economic Development, Leisure, Education etc.</p>	<p>Development Briefs Technical Assessments Council Disposal Strategies</p>

⁶Planning Practice Guidance, DCLG, ID 3-012-20140306

The SHLAA provides an assessment of a site at a specific point in time, based upon best information available to a planning officer in order to make the assessment. A site's position can inevitably change between SHLAA publications, for example as a result of grant of planning permission for housing on a site. In such instances changes to a site's status will be updated in the next annual SHLAA update. However if data is factually inaccurate the Council welcomes early engagement and accepts comments regarding inaccuracies at the earliest opportunity.

4.2.3 Call out for sites/broad locations survey

An original call out for sites was undertaken between 29 January 2014 and 7 March 2014. The Council publicised 'the call' via letter, email and the Council's webpage, inviting new sites to be submitted for assessment in the SHLAA. The call out for sites required the submission of detailed information via a proforma which was then checked for accuracy, to the best of the Council's knowledge and transposed into the Council's SHLAA database.

Since the formal call for sites, additional sites were submitted to the Council through Local Plan consultations and held on file. These sites were assessed through subsequent annual updates of the SHLAA. Twelve new sites were suggested since the Growth Options consultation in May-July 2016. These sites have been assessed as part of this SHLAA update.

The Council encourages submission of new sites for assessment in the SHLAA throughout the year. In order to assess a site, as a minimum, the following information will be required to be submitted via completion of a site proforma (Appendix D):

- Details of the location and size of the site including an appropriately scaled site location plan;
- The current and proposed use of the site;
- Details of any ownership, legal or financial constraints;
- Details of infrastructure or other physical constraints;
- The scale of development proposed; and
- The timescale for bringing development forward.

New SHLAA sites submitted to the Council will be held on file and will continue to be included and assessed in annual updates to the SHLAA, to provide an accurate and current housing land supply position.

4.2.4 Desktop and Site Survey

All sites submitted for assessment in the SHLAA were digitised in mapping software and information about sites was recorded in a Sunderland SHLAA database.

4.2.4.1 Desktop Survey

A desk top survey was undertaken in which sites were assessed against national policies and designations to establish which sites had a reasonable potential for development. NPPG advises that particular types of land or areas of designation may be excluded from a SHLAA where justified. The Regional SHLAA Implementation

Guide (March 2008) is consistent with NPPG and advocates this approach, advising that the following categories of site, known as Category 1 sites, are deemed to have no housing potential. Sites were sieved out where the site was significantly covered by one or more of the designations below.

- Sites of Special Scientific Interest (SSSIs)
- Ramsar Sites
- Special Protection Areas (SPAs)
- Special Areas of Conservation (SACs)
- National Nature Reserves
- Scheduled Ancient Monuments
- Historic Parks and Gardens
- Health and Safety Executive Inner Zones
- Areas identified as flood zone 3

If only a small area of a site was identified by one of the above designations, the remainder of the site was subject to an assessment where it was demonstrated that mitigation of the impact of development on the category 1 designation could be achieved.

PPG suggests that plan makers are proactive in the identification of a wide range of sites and as part of the desktop review it is important to test again the appropriateness of other previously defined constraints, rather than to simply accept them⁷. Sunderland chose to reconsider the appropriateness of locally significant designations such as open space, employment land and settlement breaks. The Greenspace Audit and Report (2012) and 2016 publications of the Strategic Land Review (SLR), Employment Land Review (ELR) and Settlement Break Review (SBR) reviewed and identified potential sites that could be de-allocated and developed for other uses. Such sites were considered in the site survey process.

4.2.4.2 Site Survey

In accordance with PPG, the following information was recorded by Planning Officers at the site survey stage through site visits, which supplemented the desktop survey:

- Site size, boundaries, and location;
- Current use(s) and character;
- Land uses and character of the surrounding area and surrounding land use(s);
- Character of surrounding area;

⁷Planning Practice Guidance; Housing and economic land availability assessment Paragraph: 011 Reference ID: 3-011-20140306

- Physical and potential environments constraints e.g. access, steep slopes, potential for flooding, natural features of significance and location of pylons;
- An initial assessment of whether the site is suitable for housing or housing as part of a mixed use development;
- Where relevant, development progress; and
- Suitability of residential use and viability.

National guidance advises that particular types of land or areas may be excluded from the assessment as long as they as the reasons are justified.

The Council has excluded:

- Sites capable of delivering less than five dwellings or under 0.25 hectares, in line with PPG. These sites have not been included within the SHLAA as such sites will be identified in the housing supply trajectory through a small site windfall allowance;
- Greenfield sites in the open countryside. National and local policies promote development within and adjacent to settlements as this provides access services and facilities and promotes more sustainable methods of travel. Greenfield sites in the open countryside are considered to be disconnected and isolated from existing settlements and are unlikely to be granted planning consent for this reason and considered not suitable for development; and
- Council owned sites without a resolution to dispose.

All sites within the SHLAA have had a site survey undertaken, either through the SHLAA process or through the formal process of determining a planning application. Where a site has an extant planning permission site survey information is informed by the Case Officers Report and assessment of the site.

4.3 Stage 2 – Site/Broad Location Assessment

Further to the site survey process sites were assessed for their suitability, availability and achievability for housing development. In accordance with PPG, sites can be assessed against the existing development plan, national policy, emerging policy and the market and industry requirements for housing in the market area to determine a sites development potential.

4.3.1 Estimating the development potential of a site

The PPG indicates an estimate of the development potential of a site should be guided by existing or emerging plan policy. The guidance does indicate that where the development plan policy does not provide a sufficient basis to make a judgment then relevant existing development schemes can be used as the basis for assessment. In some locations, where considered appropriate to do so, the density will be adjusted to reflect local characteristics.

4.3.1.1 Density

The NPPF does not identify an indicative minimum net density threshold. The PPG suggests that where considered appropriate to do so, density should reflect local characteristics. Where information was available from sources such as planning applications, pre-application discussions, development briefs, masterplans or allocations the known density information was used.

In previous publications of the Sunderland SHLAA, a stepped approach to housing density was applied according to location in the city area. Higher densities were identified in central locations and lower densities on the periphery of settlements. However the updated Sunderland SHLAA Methodology (November) departs from this approach, instead taking a site by site approach which is considered to be more realistic and reflective of individual sites and their constraints. As a baseline, 30 dwellings per hectare was an assumed starting point for a site. A planning officer then took into account the planning application history of a site, on and off site constraints, site viability issues and the types of development likely to be achieved on the site and, where it was deemed appropriate, a higher density of development was applied. This approach is considered to be more responsive to density requirements as it is site specific.

4.3.1.2 Gross and net developable area.

The developable area is the likely proportion of the site which will be available for residential development, after taking into account provision of infrastructure, open space and other land uses designed to complement housing development. For larger sites a greater percentage of the total site area is deducted in order to give this developable area that can be used for housing. This takes into account other uses that are likely to be incorporated in to larger housing schemes, for example, education provision or the need for critical infrastructure such as new roads.

The Tyne and Wear Strategic Housing Land Availability Assessment (SHLAA) Sub-Regional Addendum Concept Paper and Supplementary Guidance set out assumptions for estimating net developable area which are considered appropriate for the SHLAA (Figure 3). Planning Officers made an informed judgement regarding the percentage net to apply to a gross site area, based upon the type and level of constraint identified on a site. For example, a site over 2 hectares in size with multiple significant constraints including ecology and typology constraints, may have a percentage net of 50% applied to account for mitigation measures required for ecology buffers and available developable land which would make the site suitable for housing development.

Table 2: Site Gross to Net Ratios

Gross site area (ha)	Percentage net
Less than 0.4 ha	100%
0.4 to 2 ha	75-90%
Over 2 ha	50-75%

4.3.1.3 Estimating the housing potential of each site – Capacity Yield

Where there is ‘known’ information of a site capacity from planning applications, the call out for sites process or discussion with the council this will be taken into account. Where no such information has been provided, site capacity will be based on informed estimates, which may be subject to change as a detailed scheme is developed for a site. This is principally calculated from the ‘developable area’ multiplied by an appropriate housing density.

Suitability

In accordance with PPG the suitability of sites or broad locations for development should be guided by:

- The development plan, emerging plan policy and national policy;
- Market and industry requirements in that housing market area.

As the Unitary Development Plan for Sunderland dates back to 1998 and 2007 respectively, policies pre-date the NPPF. In order to present a consistent approach across the county, the use of local development plan policies from these sources was limited in the assessment.

In addition, the Sunderland Core Strategy is in the early stages of plan preparation and therefore has not gained sufficient weight through the plan process to guide SHLAA suitability assessments at this point in time. However, this position will change and emerging policies will be considered once the Sunderland Core Strategy reaches the publication plan stage which will inform future iterations of the SHLAA.

The following factors were considered to assess a site’s suitability for development now or in the future:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk,
- hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas.

Information gathered at Stage 1 of the SHLAA methodology (desk top survey, site survey and information submitted as part of the site submission) also informed the suitability assessment.

Sites designated as Category 2 sites were assessed for their suitability. Although category 2 sites are not considered to be unsuitable, there may be instances where the designations may affect the nature or extent of a development site, or the

cumulative impact of Category 2 designations render a site unsuitable. Category 2 sites were assessed for suitability on a site by site basis.

Table 3: Category 2 Designations

Allotments	Groundwater Flooding
Archaeological Site	Green Belt
Ancient Woodland	Heritage Coast
Agricultural land grade 1-3a	Historic Landscape
AHLV/or Area of Significant Historic Landscape	HSE Middle and Outer Zones
Conservation Area	Minerals Safeguard Area
Critical Drainage	Protected Species or Habitat
Coal Referral Area	Source Protection Zone
Designated Open Space	Surface Water Flooding
Non Designated Open Space	Settlement Break
EA Flood Risk Zones 2 and 3a	Wildlife/Green Infrastructure Corridor
Existing Car Park	2km of Coastal Wildlife Corridor (HRA)
Grade I Listed Building	6km of Coastal Wildlife Corridor (HRA)
Grade II* Listed Building	Local Nature Reserves (LNRs)
Grade II Listed Building	Local Wildlife Sites (LWSs) and Local Geological Sites (LGSs)

Consultation with statutory bodies and infrastructure providers has been undertaken in the past for all SHLAA sites to ascertain site suitability from a statutory bodies' perspective. This will be updated with a further discussions/consultation with the following statutory bodies:-

- Coal Authority
- Highways England
- Historic England
- Northumbrian Water
- Sport England
- Environment Agency
- Natural England
- Northern Powergrid
- Homes and Communities Agency (Homes England)

Previously some bodies provided site specific responses, whereas others provided a higher level, strategic response. Responses were entered into the SHLAA database and informed a site's assessment of suitability.

Availability Assessment

A site was considered available for development, when, on the best information available (confirmed by the call out for sites and information from land owners and legal searches where appropriate) that land is available for development, and there was confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners. In such circumstances, this will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Although generally speaking the existence of a planning permission suggests a site is available, there may be instances where it does not and this was identified in the availability conclusion for a site.

In addition to the above, a sites existing use was also considered in terms of its availability. Where an existing use is in operation on a site that requires relocation or needs to be wound down, the council took this into consideration on a 'site by site' basis. A site was considered deliverable only where it could be demonstrated clearly, by a developer, agent or landowner that the existing use would cease operation speedily, allowing for housing development to come forward on the site in the five year period. Where this could not be demonstrated a site was assessed as developable.

Where potential issues arose regarding a site's availability an assessment was made, using best available information submitted by the developer/agent/landowner, as to how and when such issues could be realistically overcome. Consideration was also given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site demonstrated a history of unimplemented permissions. In such instances, a history of unimplemented permissions required dialogue with the developer to ascertain their intent for the site and timescales for implementation of a scheme. Where clear implementation of a scheme could not be demonstrated, a site was assessed as 'not available'.

Council owned sites identified in the Capital Programme for Disposal, were identified as available for development. Council owned sites not identified in the Capital Programme were identified as not available at this point in time. The Council's Capital Programme will continually be reviewed as part of future SHLAA updates.

In order to ensure a transparent and reasonable process, all sites are treated equally regardless of whether they are in public or private ownership. Sites lacking in precise ownership information will be assessed as 'not currently available' at this point in time until evidence is provided to the contrary.

Achievability Assessment – including Viability

In accordance with the PPG a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement

about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

Achievability will be affected by:

- market factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);
- cost factors – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and
- delivery factors – including the developer’s own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

Local housing market factors form part of various components of planning evidence bases, including the draft Viability Assessment and Strategic Housing Market Assessment. This evidence was used to underpin the assessment of sites as part of the SHLAA. The evidence includes examination of sales values, levels of sales, and market demand. Consideration was given to precise localities and the attractiveness of areas as places to live. The achievability assessment was also informed by other information which was gathered during the site survey or the desktop review.

Cost factors were informed by other evidence based studies, including the draft Sunderland Viability Assessment (October 2016). Cost factors were additionally informed by site survey and desk-top review which considered site specific characteristics and the potential for abnormal costs.

The most recent draft Viability Assessment (October 2016) modelled a range of site typologies with the capability of delivering different house types and varying yields around Sunderland (Table 4).

Table 4: Sunderland Draft Viability Assessment Site Typologies

SSGA Chapelgarth	Medium Brownfield 50
SSGA North of Burdon Lane	Medium Brownfield 20
SSGA Cherry Knowle	Small Green 7
SSGA South Ryhope	Small Green 4
Large Greenfield 350	Single Plot Green
Large Greenfield 175	Small Brown 7
Medium Greenfield 75	Small Brown 4
Medium Greenfield 35	Single Plot Brown
Medium Greenfield 30	Urban Flats 75
Large Brownfield 100	Urban Flats 20

*SSGA – South Sunderland Growth Area

This assessment provides a broad indication of whether a site is likely to be viable or not. Initial outcomes of the assessment indicated that brownfield land typologies were not viable. However this is contrary to current delivery where both large and small brownfield sites are being developed across Sunderland, e.g. Teal Farm, Former Lambton Cokeworks (Elba Park), High Ford Estate and Lisburn Terrace.

A selection of non-consented brownfield sites have been included in the housing land supply where it could be demonstrated that the site could be brought forward for development. A number of Gentoo schemes have been identified within the land supply, as the provider can demonstrate that they intend to deliver schemes on the site and have a track history of delivery of brownfield sites in the city area.

The Council excluded all non-consented brownfield sites that are privately owned from the land supply on achievability grounds to reflect the initial findings of modelled site typologies in the draft Viability Assessment. The Council welcomes open dialogue with owners or developers of brownfield sites that have been discounted based upon the draft Viability Assessment brownfield typologies, if it can be demonstrated that the site can overcome viability issues and concerns.

Council-owned brownfield sites without consent have been excluded with the exception of a selection of sites that are identified in the Sunderland Capital Programme for Disposal, which are expected to be marketed in the plan period. These sites have been included within the land supply as it can be demonstrated with confidence that there is intent to make the site available for housing development. In addition, the Council as landowner has greater control over the land value which it secures through land sale. Consequently the Council has control to secure land receipts below those values identified in the Draft Viability Assessment, making brownfield sites viable and deliverable.

In addition, Sunderland City Council is working with the HCA through their programmes to overcome some of the barriers on Council owned land that is preventing them from being developable sites for housing. The Council has identified

11 council-owned sites across the City where there are issues such as infrastructure, Sport England requirements, allotment relocations and remediation works. It will work with the HCA to look at a tailored package of support with the aim of delivering housing starts on these sites within this Parliament. Subject to the outcome of ACP support, such sites may be included within future updates of the SHLAA.

In accordance with national Planning Practice Guidance the achievability assessment took into consideration the capacity of a developer(s) to complete or sell homes over a certain time period.

Delivery of development

Once the suitability, availability and achievability of sites had been assessed, and the constraints identified, the likely timescale and rate of development for each site was then identified. The timescale and rate of development is assessed at a point in time and will be continuously updated throughout the Local Plan process, with advice being sought from developers on likely timetables for construction start up, site preparation, site delivery rates and of any further constraints that may arise.

4.3.1.4 Sites with planning consent

The NPPF indicates that sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.

In accordance with the NPPF, all sites with permission have been assessed as deliverable in this SHLAA report. As part of the next SHLAA update, it is the intention of the Council to consult directly with land owners and developers of sites with planning permission, in order to obtain up to date delivery information, which will provide a robust five year land supply position. Unless the Council has good reason not to do so, delivery forecast information received will be accepted. Where no information is received, delivery information from previous years will be used to inform a delivery forecast. If no recent delivery information has been recorded, delivery assumptions will be applied (see Table 5).

4.3.1.5 Sites without planning consent

PPG indicates that planning permission is not a prerequisite for a site to be considered deliverable within five years. However, the council has made a general assumption that sites without planning consent sites will not deliver within five years unless there is evidence to suggest otherwise.

Sites without planning consent that may start to deliver within five years include;

- sites where an application is expected to be submitted within 12 months;
- sites which have gained planning approval while the SHLAA is being collated (i.e. approved after the SHLAA publication base date); and
- sites where there is a pending application recommended for approval and are most likely to progress (this includes sites with a resolution to approve subject to a S106 agreement).

These sites were considered part of the five year land supply. Occasionally other non-consented sites may be included in the five year supply. Where this occurs reasoned justification for this will be provided. Otherwise, sites will be assumed to start to deliver within 6-10 years. Where significant constraints are identified, or sites appear to represent a later phase of an adjacent development, they will be assumed to start to deliver within 11-15 years.

Table 5 shows the delivery and build out rate assumptions that have been applied to the SHLAA sites where no information about delivery rates has been received. A standard rate of 30 dwellings per annum was used for a single developer site. It is however, acknowledged that delivery rates for single developer sites maybe higher where market demand is higher for the product on offer. Where developers indicate that a higher delivery rate is possible for their site, this will be taken into consideration and reflected in delivery forecasts for the site. Similarly, lower delivery rates in lower market areas will be considered where indicated.

Table 5: SHLAA sites with and without consent – delivery assumptions

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 years 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 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.

Where it is known that there are two developers on a site, an assumption was made that housing will be delivered at a standard rate of 40 dwellings per annum (20 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, multi-developer sites with three or more outlets have assumed a delivery rate of 20 dwellings per annum, per outlet. Where developers have indicated higher rates of delivery, this will be reflected in the delivery forecasts for a site. The Council will continue to keep these delivery assumptions under review and seek advice from the development industry to ensure they remain appropriate.

The NPPF requires that sites are considered to be deliverable, developable or not currently developable for housing development. The NPPF defines deliverable and developable as:

- Deliverable – a site is available now, offers a suitable location for housing development now, and is achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years; and
- Developable – a site should be in a suitable location for housing development, and there should be a reasonable prospect that housing could be developed within 6-10 years or 11-15 years or beyond.

4.4 Stage 3 - Windfall Sites, Demolitions & Empty Homes

4.4.1 Windfall

Paragraph 48 of the NPPF states that Local planning authorities may make an allowance for windfall sites in the five-year supply 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, and should not include residential gardens.

The SHLAA is thought to be sufficiently comprehensive that sites of five units or more are identified in the SHLAA and would not consistently become available in the next

five year period. However beyond this period it is unknown how many windfalls will come forward for development. By their nature, windfalls are an unknown quantity and can unexpectedly become available without warning, through for example, closure of a factory as a result of a consolidation of a company's assets. Forecasting their availability based on their unpredictability is difficult. Therefore it would be appropriate to make an allowance for a nominal number of windfall units that would come forward per annum, which will be kept under annual review.

Small housing sites (4 units or less) may become available that are not identified through the Local Plan process, therefore a small site windfall allowance will be calculated annually to forecast housing delivery on small sites based on historic trends. Small sites will be forecast from year 1, as the SHLAA site threshold of 0.25 hectares, or 5 units or more, results in their exclusion from the SHLAA housing land supply. It is appropriate to make an allowance for a nominal number of small site windfall units that would come forward per annum, from year 1 onwards which will be kept under annual review. An annual small site windfall contribution of 20 units per annum has been forecast from year 1 onwards.

Windfall assessments will be made and published annually through the council's Authority Monitoring Report (AMR). This will include an assessment of historic windfall delivery rates as well as the expected future trend for windfall delivery. Windfall allowances will be monitored annually and adjusted upwards or downwards accordingly depending on the delivery rate of windfalls and known information regarding windfall sites that becomes known to the authority. Both large and small windfall allowances will be examined further in the subsequent SHLAAs.

4.4.2 Demolitions

Sunderland City Council has historically experienced high levels of demolitions as a result of significant housing stock clearance and renewal undertaken by registered providers within the city area (Table 6). However, large scale demolitions of this nature are no longer anticipated to occur going forward. The Council has engaged with Gentoo, the largest registered provider in the city area who was responsible for the high rates of historical demolitions. Gentoo have indicated that they have no plans for large scale demolition going forward, but have small scale demolitions programmed for 2017/18 (13 dwellings) and 2018/19 (10 dwellings). As such these 23 dwellings have been taken into account. Notwithstanding the demolition of these 23 dwellings, it is safe to suppose, at this point in time, that demolition forecasts will not influence net housing delivery as they have previously done so.

Table 6: Sunderland Demolitions 2007-2017

	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Demolitions	-566	-527	-216	-343	-278	-202	-3	0	-24	-37

Similar to windfall sites, the nature of demolitions and net losses to housing stock can be unpredictable. However it is appropriate to account for a nominal loss

attributable to demolitions/net losses going forwards as they can unexpectedly come forward through the planning process. As the demolitions for the first five-years are known and included (as set out above), an annual loss of 20 units per annum from year 6 onwards has been forecast in line with the Council's SHLAA methodology.

Demolitions and net losses to housing stock will be monitored on an annual basis through the Authority Monitoring Report (AMR) and demolition forecasts will be adjusted upwards or downwards accordingly, depending on the rate of demolitions and known information regarding demolition schemes known to the authority. Demolition allowances will continue to be kept under annual review.

4.4.3 Empty Homes

The NPPF identifies that local planning authorities should identify and bring back into use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. The PPG further supports this, stating that "Empty homes can help to contribute towards meeting housing need but it would be for individual local authorities to identify and implement an empty homes strategy. Any approach to bringing empty homes back into use and counting these against housing need would have to be robustly evidenced by the local planning authority at the independent examination of the draft Local Plan, for example to test the deliverability of the strategy and to avoid double counting (local planning authorities would need to demonstrate that empty homes had not been counted within their existing stock of dwellings when calculating their overall need for additional dwellings in their local plans)"⁸.

Bringing empty homes back into use is a good source of housing supply as it assists to rejuvenate streets, areas and communities blighted by long term empty properties. The Council's strategy for empty homes is to prioritise longer term empty properties in targeted areas, rather than setting a target, as such no allowance has been applied.

A series of implementation measures will ensure that empty properties are continually brought back into use, including; developing further financial assistance packages; use of enforcement powers to enforce property sales, where required; application of Empty Dwelling Management Orders and implementation of s215 of the Town and Country Planning Act 1990 orders; and the compulsory purchase of properties. An element of funding is committed from S106 contributions, New Homes Bonus and Homes and Communities Agency funding to return empty properties back into use.⁹

Long term empty homes brought back into use will be monitored on an annual basis through the Authority's Monitoring Report (AMR).

⁸Planning Practice Guidance; Housing and economic land availability assessment para 39 ID 3-039-20140306

⁹ Draft Housing Strategy for Sunderland 2017-2022 (May 2017)

4.5 Stage 4 – Assessment Review

Following the assessment of all sites, the development potential of all sites was collected to produce an indicative housing trajectory. This sets out how much housing can be provided, and at what point in the future. An overall risk assessment will be made as to whether sites will come forward as anticipated.

If insufficient sites were identified against objectively assessed need, then the council would have revisited its assumptions. Following the review if there were still insufficient sites, then it would have been necessary to investigate how this shortfall would be planned for. If there is evidence that the needs cannot be met locally, it would have been necessary to consider how needs might be met in adjoining areas in accordance with the Duty to Cooperate.

As the housing supply within the SHLAA can not meet the objectively assessed housing need, this exercise has been undertaken to try and determine how the shortfall can be met. Details of this exercise are set out within the Green Belt Assessment Stage 1 updated Stage 2 (2017) and Stage 3 Green Belt site selection report (2017).

4.5.1 Identify specific developable sites or broad locations for housing growth for years 11-15.

The Planning Practice Guidance allows for the investigation of potential broad locations where identifiable sites will not provide sufficient land for housing and economic land to meet the land supply requirement for 15 years (or more). Identification of broad locations for housing and other strategic development is supported by the NPPF (paragraphs 47 and 157).

4.6 Stage 5 – Final Evidence Base

4.6.1 SHLAA Data Outputs

This SHLAA report will produce the following outputs to ensure consistency, accessibility and transparency of the SHLAA.

1	<p>A list of all sites, or broad locations, cross-referenced to their locations on maps; This will include lists of:</p> <ul style="list-style-type: none">• Deliverable sites (0-5 years).• Developable sites (6+ years).• Sites with identified constraints and identified approaches to overcome these (uncertain sites).• Sites not considered currently developable.• Sites sieved out in the early stages of the assessment (Category 1 sites and, SCC sites without a resolution to dispose);
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2	An assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site is viable) to determine whether a site is realistically expected to be developed and when;
3	Contains more detail for those sites which are considered to be realistic candidates for development. Where others have been discounted, reasons will be evidenced and justified;
4	The potential quantity of development that could be delivered on each site, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
5	An indicative trajectory of anticipated development (will indicate for each site the year(s) in which dwellings are expected to be delivered for the first five year period and the five year bands thereafter) and consideration of associated risks.

4.6.2 Monitoring

Once site assessments have been collated into a schedule this will be used to continuously monitor sites. The council will on an annual basis publish the Housing Trajectory, Housing Site Schedule and Five Year Land Supply position paper (Housing) as part of the Authority Monitoring Report.

4.6.3 Five Year Land Supply

In accordance with the NPPF, Local Planning Authorities are required to maintain a rolling five year supply of deliverable housing land. The assessment of this supply is a material consideration in the determination of residential planning applications and helps to ensure that the objectively assessed housing needs of the local area is met over the life of the plan period.

5 Sunderland Strategic Housing Land Availability Assessment Findings

This section of the report presents the overall findings of the Sunderland SHLAA 2017. It will identify Sunderland's deliverable and developable housing land supply and will provide a housing trajectory for information.

It is important to reiterate that the SHLAA is not a policy document and does not allocate land for housing. A sites identification as a deliverable or developable site does not give the site a planning status, nor does it indicate that planning permission will be granted for the site as this will be subject to determination of more detailed information submitted as a planning application through the development management process. In addition a sites identification and suitability for housing in the SHLAA is not a presumption in favour of housing development as the most appropriate use for the site.

An interactive SHLAA map can be found on the Sunderland City Council website. The map provides an overview of the SHLAA assessment outcomes for all SHLAA sites in the 2017 SHLAA. Subsequent future updates of the SHLAA will be uploaded to the interactive map so that viewers can track the assessments of SHLAA sites.

5.1.1 Deliverable and Developable Housing Supply

The NPPF defines a deliverable site as one which is *“available now, offers a suitable location for development now, is achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”* For a site to be considered developable it *“should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.”*¹⁰

In total, 134 specific sites have been identified as deliverable and developable for housing over the remainder of the emerging Local Plan period (2017/18-2032/33), with a total combined indicative capacity for 10,791¹¹ potential homes (Table 7), excluding student accommodation. Allowances for small sites windfall developments (average 20pa) and demolitions (23 expected in the next two years plus an average 20pa from year 6 onwards) largely balance each other out with an indicative net additional 77 homes overall over the first five years, which would increase the housing land supply to 10,868. Beyond the plan period, there are also an additional 1,738 potential homes identified on other sites that forecast delivery post-2033.

¹⁰National Planning Policy Framework, DCLG, March 2012, Paragraph 47, Footnotes 11 and 12, page 12.

¹¹This figure excludes student accommodation and includes older persons/extra care housing schemes.

Table 7: Deliverable and Developable Housing Land Supply

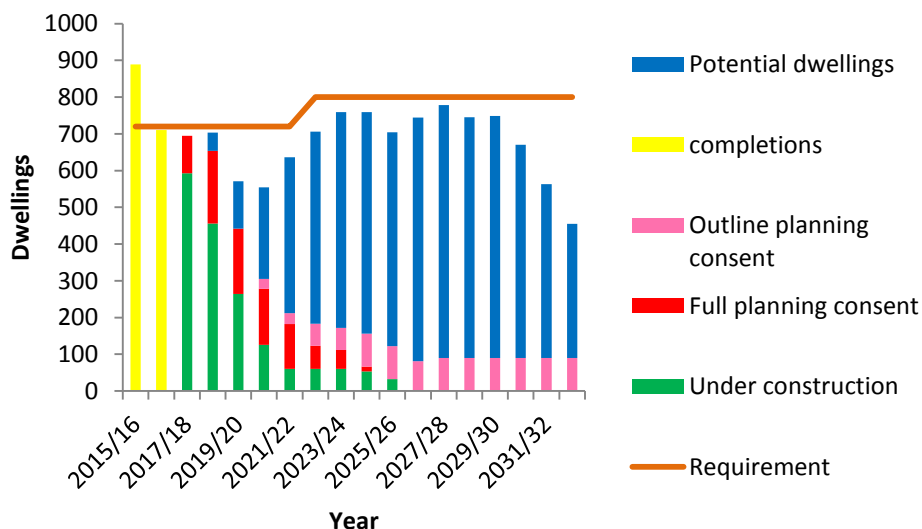
Time period	Dwelling units
Deliverable 0-5 years	3,159
Developable 6-10 years	3,672
Developable 11-15 years	3,505
Developable year 16	455
Total years 0-16 (within plan period)	10,791
Small Sites Windfall Allowance - Demolitions	77
Total years 0-16 (including windfalls)	10,868
Developable sites year 17+ (beyond plan period)	1,738
Total (excluding windfalls)	12,529

The most recent Strategic Housing Market Assessment (SHMA) (May 2017) and objectively assessed needs analysis identifies an annual housing requirement for Sunderland city area of 768 units per annum. This equates to an 18-year plan period housing requirement for 2015-2033 of 13,824 units, with a proposed breakdown of 720pa average annual requirement over the first seven years (2015/16-2021/22) followed by 800pa average for the next 11 years 8-18 (2022/23-2032/33). For SHLAA purposes, therefore, the identified requirement over the next 15 years 2017/18-2031/32 equates to 9,200 net additional homes (5 x 720 + 7 x 800). Sunderland therefore has identified a more than sufficient potential housing land supply to meet its projected needs over the next 15 years.

However, it is nevertheless recognised that there is still a shortage of potential housing land supply over the overall 18-year plan period. The housing trajectory below indicates this shortfall.

Figure 3: Housing Trajectory

Potential Housing Supply



In terms of brownfield and greenfield site apportionment, the identified 10,791 deliverable and developable housing supply on known sites equates to 34% land supply on brownfield sites and 40% on greenfield sites, with 26% being mixed. Sites under construction account for 15% of the overall deliverable and developable housing land supply and sites with planning permissions account for 20% of the overall supply.

For the deliverable supply of housing land in the next five years, a total capacity of 3,159 potential homes are forecast from 74 schemes, of which 46% of sites are brownfield and 35% greenfield, with 19% being mixed. Sites under construction account for 47% of this supply and 30% are sites with planning permissions, with the remaining 23% awaiting determination of a planning application or have known strong developer interest with a view to submit a planning application imminently.

Table 8 identifies the distribution of the land supply across the five sub-areas within Sunderland City Area. The majority of land supply is located in South Sunderland (44.4%) followed by the Coalfield (30.0%), North Sunderland (10.7%), Washington (8.2%) and Central Sunderland (6.6%).

Table 8: Deliverable and Developable Housing Land Supply by Sub-Area

Sub Area	Deliverable 0-5 years (2017/18-2021/22) (dwellings)	Developable 6-10 years (2022/23-2026/27) (dwellings)	Developable 11-15 years (2027/28-2031/32) (dwellings)	Developable years 16 (2032/2033) (dwellings)	Sub Area Total Deliverable & Developable SHLAA sites (2017-2033)
Coalfield	1306	1004	835	90	3235
Sunderland Central	147	101	409	60	717
Sunderland South	1144	1614	1,762	275	4795
Sunderland North	180	666	284	30	1160
Washington	382	287	215	0	884
Total City Area	3159	3672	3505	455	10791

A schedule of deliverable and developable sites can be viewed in Appendix A. The full commentary of sites suitability, availability and achievability can be found at appendix G-K.

5.1.2 Not Currently Developable Housing Supply Sites

Of the 321 SHLAA sites identified, 186 sites were discounted based on a number of factors;

- Unsuitable due to proposed retention of existing Unitary Development Plan allocation in emerging Local Plan;

- Evidence required to justify the viability of the site for development;
- Evidence required to justify loss of economic development land use; and/or
- Unachievable in the plan period.

Based on best available information at the time of assessment, sites were considered to have constraints which would prevent delivery of the site. However, it is important to note that a sites identification as ‘not currently developable’ does not exclude the site from coming forward should a suitable planning application be submitted and determined by the local planning authority. Should a site gain planning permission, a site’s planning status will be updated in subsequent updates of the SHLAA and a site’s categorisation will change from ‘currently not developable’ to ‘deliverable or developable’.

Of the 186 sites, 62 sites were located in the Green Belt. As the SHLAA evidence base indicates that there is a deficiency of housing land to support delivery of the identified OAN housing requirement for the Sunderland City Area in the emerging Local Plan, a Green Belt review of sites has been undertaken¹² to assess their suitability for release from the Green Belt for housing development. As a result, in subsequent updates of the SHLAA, it may be appropriate to change the categorisation of Green Belt designated sites from ‘currently not developable’ to ‘deliverable and developable’. However, in this iteration of the SHLAA all Green Belt sites have been identified as ‘not currently developable’ due to the existing Green Belt designation in place.

A list of sites ‘not currently developable’ can be found in Appendix B.

5.1.3 Sieved Housing Supply Sites

Sites discounted from the housing supply include sites that were identified in previous SHLAAs that have since completed, sites that had significant category 1 designations on the sites rendering them undevelopable, and greenfield sites in the open countryside.

Completed Sites

Sites are completed when they have no remaining units left to build out. As a result, such sites have not been assessed for their suitability, availability, achievability and deliverability. In total, ten sites were discounted due to completion of permitted schemes since the last publication (Appendix C). Completion of sites will be monitored annually through the annual monitoring process and will inform future updates to the SHLAA.

Category 1 Sites

Three sites were discounted due to significant category 1 designations on the sites. Sites with category 1 designations were sieved from further assessment and were not subject to suitability, availability and achievability assessments.

Greenfield Sites in the Open Countryside

Four sites were discounted as they were identified as greenfield sites in the open countryside. By virtue of national and local policies prioritising development within

¹² Green Belt Assessment Stage 1 updated Stage 2 (2017) and Stage 3 Green Belt site selection report (2017)

and adjacent to settlements, it is considered that greenfield sites in the open countryside, disconnected from settlements are unlikely to be granted planning consent, and may be considered not suitable for development and were sieved from further assessment and not subject to suitability, availability and achievability assessments.

6 Five Year Housing Supply

This SHLAA provides an update as of the 2017 housing land supply position. It provides a forecast for the five year period 1 April 2017 to 31 March 2022. The most recent Strategic Housing Market Assessment (SHMA) (May 2017) and Objectively Assessed Needs analysis identifies an annual housing requirement for Sunderland city area of 768 units per annum. This equates to an 18-year plan period housing requirement for 2015-2033 of 13,824 units, with a proposed breakdown of 720pa average annual requirement over the first seven years (2015/16-2022/23) followed by 800pa average for years 8-18 (2022/23-2032/33).

Delivery in the plan period so far (2015/16-2016/17) has recorded the completion of 1,599 dwellings (net), excluding student accommodation. This results in a surplus delivery of 159 units in the first two years of the plan period so far against the proposed initial 720pa average annual requirement.

Sunderland City Council has chosen to apply a 5% buffer to allow for under-delivery in this SHLAA (rather than the previous 20% buffer for persistent under-delivery), reflecting a much improved above-target record of delivery of housing over recent years. The application of the buffer assists to bring forward housing from later in the plan period where necessary and to increase choice in the market for housing.

The composition of site sources of the five year supply is set out in Table 9 below.¹³ The sources of supply are identified in the SHLAA Methodology (2016) and have been compiled in compliance with this land supply methodology.

Table 9: Sources of the Five Year Supply

	0-5 Years
SHLAA Deliverable sites under construction	1,499
SHLAA Deliverable sites with consent	929
SHLAA Deliverable sites pending approval/strong developer interest	731
Windfall Forecast (Small Sites - 4 units or less)	100
Demolition Forecast	-23
5 year supply total (excluding Student Accommodation)	3,236

¹³ Appendix F details the sites included within the five-year land supply

Table 10: Five Year Housing Supply

Annual Housing Requirement for plan period 2015-2033 (7 x 720pa + 11 x 800pa)	768
Five year housing requirement for 2017/18-2022/23 (5 x 720pa)	3,600
Actual completions for 2015-2017 (excluding student accommodation)	1,599
Over-provision or deficit of housing units against housing requirement for 2015-2017	+159
Five year housing requirement (2017/18-2022/23) minus 2015-17 oversupply +5% buffer	3,613
Identified Five Year deliverable supply of housing (number of units)	3,236
Over-provision or deficit of housing units against five year housing requirement (2017/18-2022/23)	-377
Five year supply performance against 105% of housing requirement (%)	89%
Five year supply performance against 105% of housing requirement (years)	4.4 years

Table 10 demonstrates that Sunderland City Council cannot demonstrate a full five year housing supply. The five year supply is equivalent to 4.4 years supply. In accordance with paragraph 49 of the NPPF, relevant policies for the supply of housing should therefore not be considered up to date, such that planning applications for housing developments should be considered in the context of the Presumption in Favour of Sustainable Development.

6.1 Update of the Five Year Housing Supply

An update to the five year housing supply for the period April 2018 - March 2023 will commence in 2018 and will be published at the earliest opportunity.

The recent publication of the Housing White Paper¹⁴ suggests that the method for calculating and agreeing a five year housing supply will alter for many local authorities as a result of three changes proposed within the paper:

- In the absence of an adopted Local Plan, a new standardised methodology for calculating the objectively assessed requirement will apply as the baseline for assessing five year housing land supply. Further consultation on the methodology is anticipated later in 2017 and will come into effect from April 2018.
- A Housing Delivery Test will be introduced which will look at ONS net additional dwellings over a rolling three-year average against the housing requirement identified in an adopted Local Plan or published household projections if a Local Plan is absent, to establish whether under-delivery is occurring. This will

¹⁴DCLG Fixing a Broken Housing Market (February 2017)

influence whether a 5% or 20% buffer is applied and if the Presumption in Favour of Sustainable Development will be applied in the determination of planning applications; and

- Local Authorities will have the opportunity to agree a five year supply of housing with development interests and key infrastructure providers and fix this for a one year period, to avoid dispute and continual revision of the five year supply position.

The above proposals will be considered in the next update and publication of the five year housing supply where possible, subject to further Government consultation and amendments to the NPPF and PPG.

7 Appendix A – Schedule of Deliverable and Developable Sites

Site No	Site Name	Sub Area	Greenfield/Brownfield	Status	Total capacity	Remaining Capacity	Completions Prior to 2015/16	Completions 2015/16	Completions 2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Beyond 2032/33	
018	42 to 45 Nile Street	Sunderland Central	Brownfield	Permitted – not started	54	54							30	24													
046	Angram Drive, Grangetown	Sunderland South	Brownfield	Permitted – under construction	19	2	12	0	5	2																	
054	Former Eagle Public House, Portsmouth Road	Sunderland South	Brownfield	Permitted – not started	9	9							9														
056	High Usworth School, Well Bank Road	Washington	Brownfield	Full application (live)	56	56					23	19	14														
061	Former Lambton Cokeworks Site (Elba Park)	Coalfield	Brownfield	Permitted – under construction	359	141	138	23	57	40	40	40	21														
062	Ryhope and Cherry Knowles Hospital	Sunderland South	Mixed	Hybrid application (live)	800	800							60	60	60	60	60	60	60	60	60	60	60	60	60	20	
063	Vaux Brewery (site of), Gill Bridge Avenue	Sunderland Central	Brownfield	Permitted – not started	201	201													21	30	30	30	30	30	30		
070	Site of Foundry (The Forge, Pallion)	Sunderland South	Brownfield	Permitted – not started	43	43										30	13										
074	Murton Lane, Easington Lane	Coalfield	Greenfield	Permitted – under construction	387	89	158	50	90	60	29																
078	Farrington Row Phase 2-4	Sunderland Central	Mixed	No planning status	69	69														9	30	30					
079	Hylton Lane/Blaydon Ave, Hylton Lane	Sunderland North	Greenfield	No planning status	71	71							24	24	23												
080B	Stadium Village, Sheepfolds South (Stadium Village Site C)	Sunderland Central	Brownfield	No planning status	70	70															10	30	30				
080C	Stadium Village Site C	Sunderland Central	Brownfield	No planning status	80	80									20	30	30										
081	Chapelgarth site	Sunderland South	Greenfield	Permitted – not started/Full application (live)	750	750							30	30	30	30	30	30	30	30	30	30	30	30	30	330	
085	Former Groves Site, Woodbine Terrace, Pallion	Sunderland South	Brownfield	No planning status	700	700									20	30	30	30	30	30	30	30	30	30	30	380	
086	Former Easington Lane Primary School Building	Coalfield	Brownfield	No planning status	75	75													15	30	30						
091	Southwick Primary School, Clarence Street	Sunderland North	Brownfield	No planning status	50	50														20	30						
093	Recreation Field, North Moor Lane, Farringdon	Sunderland South	Mixed	No planning status	138	138													18	30	30	30	30				
098	Ayton Village Primary School, Dunlin Drive, Ayton	Washington	Brownfield	No planning status	43	43									13	30											
101	Downhill Phase 1+2, Downhill	Sunderland North	Mixed	Permitted – not started	88	40	0	0	48	40					30	30	10										
104	Carley Hill School, Emsworth Road	Sunderland North	Mixed	No planning status	110	110									30	30	30										
106	High Ford Estate, Flodden Road	Sunderland South	Brownfield	Permitted – under construction	285	233	0	0	52	30	30	30	30	30	30	30	23										
107	Phases 2-6, Chester Road	Sunderland South	Brownfield	No planning status	500	500									30	30	30	30									
109	Glebe Parkway	Washington	Brownfield	Permitted – not started	59	59				7	30	22							30	30	30	30	30	30	30	140	
110	Starks Builders yard, Hunter Street	Coalfield	Brownfield	Permitted – not started	24	24					24																
112	Site of former Broomhill Estate.	Coalfield	Mixed	Permitted – not started	128	128																					
115	Holmelands, land adjacent to - Hawthorn Street	Coalfield	Brownfield	Permitted – under construction	78	65	1	0	12	27	24	14															
118	Belford House, Ashcroft and Belford Close	Sunderland South	Brownfield	Permitted – under construction	8	8				4	4																
120	St Hilda's Church, School and adjacent land	Sunderland North	Brownfield	Permitted – under construction	17	17				7	10																
128	Black Boy Road land at (site A)	Coalfield	Greenfield	No planning status	140	140												20	30	30	30	30					
131	Southern House Farm, land at - North Road	Coalfield	Mixed	Permitted – under construction	12	2	5	3	2	2																	
138	North Road, land at	Coalfield	Greenfield	Outline application (live)	300	300										30	30	30	30	30	30	30	30	30	30	30	
142	Former Chilton Moor Cricket Club, Black Boy Road	Coalfield	Mixed	Outline application (live)	45	45							15	30													
147	Site of Greenway House, Nookside	Sunderland South	Brownfield	Permitted – not started	75	75						15	30	30													
149	Aster Terrace, land at back of	Coalfield	Greenfield	No planning status	80	80														20	30	30					
150	Land adjacent Newbottle Primary School and former community centre, Houghton Road	Coalfield	Mixed	Permitted – not started	17	17				10	7																
154A	Seaburn Camp, Whitburn Road (North)	Sunderland North	Greenfield	No planning status	140	140									20	30	30	30	30								
154B	Seaburn Camp, Whitburn Road (South)	Sunderland North	Greenfield	No planning status	40	40														10	30						
159	Land adjacent to The Scullery Restaurant	Sunderland South	Greenfield	No planning status	9	9													9								
160	East of Silksworth Lane, High Newport	Sunderland South	Greenfield	Permitted – under construction	77	77					77																
172	Forest Estate, Land at - High Street	Coalfield	Brownfield	No planning status	121	121																		30	30	30	31
175	Fulwell Quarry East, land at Bell House Road	Sunderland North	Greenfield	No planning status	90	90																	15	30	30	15	
177	Former Usworth Comprehensive School	Washington	Mixed	No planning status	200	200								20	30	30	30	30	30	30							
187	Bonnersfield, land at - Palmers Hill Road	Sunderland Central	Brownfield	No planning status	80	80																	10	30	30	10	
193	SIG Combibloc Limited, Blackthorn Way	Coalfield	Brownfield	Permitted – under construction	158	26	56	45	31	26																	
194	Lambton Lane, land at	Coalfield	Mixed	Full application (live)	139	139								30	30	30	30	19									
197	Land to the east of former Broomhill estate	Coalfield	Greenfield	Permitted – not started	102	102							20	30	30	22											
214	Land to the east of former Maplewood School, Redcar Road	Sunderland North	Mixed	No planning status	19	19																19					
258	Washington Football Club, Spout Lane	Washington	Mixed	No planning status	46	46													16	30							
280	Former Shiny Row Centre, Success Road	Coalfield	Mixed	Permitted – not started	128	113	0	0	15	30	30	30	23														
292	Lisburn Terrace , land at	Sunderland South	Brownfield	Permitted – under construction	212	23	121	42	26	23																	
293A	Low Moorsley, land at (Ennerdale Street)	Coalfield	Mixed	Outline application (live)	82	82													22	30	30						
312	Former Junglerama, Victoria Road	Washington	Brownfield	Permitted – not started	12	12					12																
324	Land to the East of Durham Road and Tudor Grove	Sunderland South	Greenfield	Permitted – not started	8	8						8															
328	Hetton Downs Phase 2	Coalfield	Brownfield	No planning status	125	125										5	30	30	30	30							
330A	Philadelphia Complex	Coalfield	Mixed	Permitted – not started	500	500								30	30	30	30	30	30	30	30	30	30	30	30	140	
333	Fletcher Terrace, land at (Lumley Crescent)	Coalfield	Greenfield	Permitted – not started	6	6					6																
339	Land at Gillas Lane (rear of Lingfield)	Coalfield	Greenfield	Permitted – under construction	63	3	0	36	24	3																	
341	Redburn Row, Land to the north of	Coalfield	Greenfield	Permitted – not started	70	70					30	30	10														
342	Land at Mill Hill, Silksworth Road	Sunderland South	Greenfield	Outline application (live)	250	250							30	30	30	30	30	30	30	30	10						
344	Chilton Moor Gardens site 2 (Durham Street)	Coalfield	Greenfield	No planning status	27	27																	27				
355	Rushford Phase 2, Ryhope	Sunderland South	Greenfield	Permitted – not started	150	112	0	0	38	30	30	30	22														
356	Burdon Road/Hall Farm Road, land at	Sunderland South	Greenfield	Full application (live)	109	109					19	30	30	30													
367	Coaley Lane, Land south of	Coalfield	Greenfield	Full application (live)	128	128					30	30	30	30													
376	Chilton Gardens, Chilton Moor	Coalfield	Greenfield	No planning status	18	18									8												
380	Grangetown Autos and land to the South. East side of Ryhope Road	Sunderland South	Brownfield	Permitted – not started	22	22																					
382	Dairy Lane, Site 1, Land at	Coalfield	Greenfield	No planning status	15	15																					
388	Ennerdale Street, Low Moorsley, Land at	Coalfield	Greenfield	Outline application (live)	40	40												10	30								
410	Blind Lane, Grasswell, land to North of	Coalfield	Greenfield	No planning status	21	21														21							
413	Seaburn Amusements, Whitburn Road	Sunderland North	Mixed	Outline application (live)	279	279									9	30	30	30	30	30	30	30	30	30	30		
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Coalfield	Greenfield	Permitted – under construction	277	272	0	0	5	30	30	30	30	30	30	30	30	32									
421	Quarry House Lane, East Rainton	Coalfield	Greenfield	No planning status	42	42																					
422	Markle Grove, land to East, East Rainton	Coalfield	Greenfield	Permitted – not started	93	79	0	0	14	30	30	19															
426A	Willow Farm land to south, Ryhope (North)	Sunderland South	Greenfield	Outline application (live)	450	450										20	30	30	30	30	30	30	30	30	30	160	
448	Penshaw House	Coalfield	Mixed	No planning status	20	20																					
451	Former Stanington Centre and adjoining greenspace, Hillview, Stanington Grove	Sunderland South	Brownfield	No planning status	100	100															10	30	30	30			
454	Teal Farm North	Washington	Brownfield	Permitted – under																							

8 Appendix B - Schedule of Sites Not Currently Developable

042	Former Bus Depot, Toward Road	Sunderland South
044	The Bunker, Stockton Road	Sunderland Central
045	Toward Road Service Station	Sunderland South
053	Land rear of Thorney Close Club, Thorndale Road	Sunderland South
066	15-18 Hudson Road (West Sunnyside)	Sunderland Central
068	8-12 Murton Street	Sunderland Central
069	St George's Terrace	Sunderland North
075	Halliwell Street and Brinkburn Crescent	Coalfield
076	West of Lyons Avenue	Coalfield
077	Holmeside Triangle, Park Lane	Sunderland Central
082	Clinton Place/City Way, East Herrington, Sunderland	Sunderland South
087	Former Dubmire Primary School, Britannia Terrace	Coalfield
090	Bonnarsfield Saint Peters Wharf Phase 2 and 3, Bonnarsfield Road	Sunderland Central
092	Land adj. Monkwearmouth College, Swan Street, Swan Street	Sunderland North
095	Land at Thorney Close Primary School, Torquay Road	Sunderland South
113	Site of Herrington Workingmen's Club	Coalfield
117	Dawson and Usher works Hendon	Sunderland South
129	Hetton Moor House, Land to rear of - Seymour Terrace	Coalfield
130	Elemore Golf Club, land adjacent to - Pimlico Road	Coalfield
134	Football pitch, Colliery Lane	Coalfield
139	South Lodge Farm, North Road	Coalfield
140	Hazard Lane, land off	Coalfield
141	Site of former Boys Club and allotment, Hetton Lyons	Coalfield
143	Lyons Cottage, land to rear of	Coalfield
144	Football pitches at Coaley Lane	Coalfield
146	Easington Lane Primary School Playing Fields, School View	Coalfield

152	North of Burdon Village, Burdon Lane	Sunderland South
156	Ex North Block, Stockton Road	Sunderland South
162	High Street East, land at	Sunderland Central
163	Amberley Street and Harrogate Street, land at - Mowbray Road	Sunderland South
166	Numbers Garth and Former School, Russell Street	Sunderland Central
169	Former Covent Garden site, Cork Street	Sunderland South
171	Site of former Pallion Station, Ferndale Terrace	Sunderland South
181	Houghton Road, Hetton, land west of	Coalfield
183	Ashburn House, Ryhope Road	Sunderland South
185	Wearmouth Hall	Sunderland Central
186	University Precinct, Chester Road	Sunderland South
188	Clanny House, Peacock Street West	Sunderland South
189	Forster Building, Chester Road	Sunderland Central
190	Technology Park, Chester Road	Sunderland Central
191	Priestman Building, 1-2 Green Terrace	Sunderland Central
192	Manor Quay	Sunderland Central
211	36 to 38 Roker Avenue	Sunderland North
218	Littlewoods Home Shopping Group, land adj to - Commercial Road	Sunderland South
224	Deptford works, Pallion New Road	Sunderland South
225	Former Shipyard, Pallion New Road	Sunderland South
230	Rutland Street, Hetton, land rear of	Coalfield
238	Portobello Lane, Roker Avenue	Sunderland North
242	Emsworth Square / Epsom Square, Carley Hill	Sunderland North
243	Earlston Street, Eyemouth Lane, Carley Hill	Sunderland North
249	Galleries Car Park adj to Asda	Washington
250	B & Q Warehouse (former), Armstrong Road, Armstrong Industrial Estate	Washington
254	Fulwell Reservoir, Viewforth Terrace	Sunderland North
264	Land at Scotia Quay, Low Street	Sunderland Central
265	Beacon Drive, site at	Sunderland North

269	Blue House Fields, Springwell Road	Washington
270	Mount Lodge, Mount Lane	Washington
272	North Farm, Warden Law Site 1, land at - Gillas Lane	Coalfield
273	North Farm, Warden Law Site 2, land at - Gillas Lane	Coalfield
274	North Farm, Warden Law Site 3, land at - Gillas Lane	Coalfield
275	North Farm, Warden Law Site 4, land at - Gillas Lane	Coalfield
282	Land at High Street East	Sunderland Central
286	Land to the North of Woodbine Terrace, Pallion Riverside	Sunderland South
287	Wilden Road Pattinson - Station Road	Washington
288	Teal Farm South	Washington
293B	Land South of Coal Bank Farm	Coalfield
294A	Former Paper Mill, Commercial Road (North)	Sunderland South
294B	Former Paper Mill, Commercial Road (South)	Sunderland South
296	North Street Allotments, Silksworth	Sunderland South
298A	Usworth House Farm, land at, Paereth Hall Road (East)	Washington
298B	Usworth House Farm, land at, Paereth Hall Road (West)	Washington
299	Peareth Hall Farm, Peareth Hall Road	Washington
300	Springwell Trust meeting house, Peareth Hall Road	Washington
301	Ferryboat Lane, land at	Sunderland North
303	Allotments, back of Ryhope Street	Sunderland South
305	Dubmire Industrial Estate - Phase 1	Coalfield
318	Moor Burn House, Dairy Lane	Coalfield
330B	Philadelphia Complex (Extension)	Coalfield
334	Holy Cross Home, Ettrick Grove	Sunderland South
340	Front Street, Fence Houses, Land to the east of	Coalfield
343	Grasswell, land at (east of Houghton Road)	Coalfield
348	Land west of Ryhope Road	Sunderland South
353	Usworth House Farm, land at - Highbury Avenue	Washington
354	Warren Lea, land rear of - Springwell Road	Washington

362	Bonner's Field Industrial Units, Bonnersfield Road	Sunderland Central
364	Pattinson Road, land south of (Teal Farm village Phase 1+2)	Washington
365	Newbottle Site 2, Land at (Sunderland Road)	Coalfield
369	Units 1-22 Swan (North) Industrial Estate	Washington
370	23 Edison Road (works depot), Swan (North) Industrial Estate	Washington
372	Houghton Police Station, Dairy Lane	Coalfield
373	Bill Bridge Police Station, Gillbridge Avenue	Sunderland Central
374	Former Farringdon Police Station, Primate Road	Sunderland South
375	Stott's Pasture, Golf Course Road	Coalfield
377	High Dubmire, Chilton Moor, Land at	Coalfield
381A	Green Belt north of Newbottle	Coalfield
381B	Green Belt north of Newbottle adjacent to settlement	Coalfield
383	Dairy Lane, Sites 2 & 3, Land at	Coalfield
384	The Cavalier PH, Silksworth Lane	Sunderland South
385	Land at Sedgeleth Road / Blind Lane (Site 1)	Coalfield
386	Land south of Sedgeleth Road (Site 2)	Coalfield
387	Land south of Sedgeleth Road (Site 3)	Coalfield
395	Tatham Street Car Park, Sunnyside	Sunderland Central
398	Givens Street/Bede Street, Roker, land at	Sunderland North
401	Land East of Sulgrave Road	Washington
402	Crowther Industrial Estate, land at - Brockwell Road	Washington
404	West of Waterloo Road (Sulgrave Industrial Estate) , land to	Washington
405A	Land at Golf Course (George Washington Hotel) - Stone Cellar Road (West)	Washington
405B	Land at Golf Course (George Washington Hotel) - Stone Cellar Road (East)	Washington
406	Bentall Business Park, land at - Tower Road	Washington
407A	Milton Place, Mount Lane, Springwell (North)	Washington
407B	Milton Place, Mount Lane, Springwell (South)	Washington
407c	North of Mount Lane, Springwell Village	Washington
408	North and Rear of Windsor Terrace, Land at	Washington

411	Snippersgate, land at (South Hetton Road)	Coalfield
415	Uplands Way, Land to North	Washington
416	Land North and West of Ferryboat Lane, North Hylton	Sunderland North
419	Middle Herrington Farm, Hillcrest East, Herrington	Sunderland South
423	Market Place, Houghton	Coalfield
424	Stoney Lane Springwell	Washington
425	Electric Crescent Allotments	Coalfield
426B	Willow Farm land to south, Ryhope (South)	Sunderland South
427	Tilley Road, Crowther Ind. Estate	Washington
429	170-175 High Street West	Sunderland Central
437	Forest Lane, land at	Coalfield
439	Cricklewood Rd, land at	Sunderland North
440	Cragdale Gardens, Low Moorsley	Coalfield
444	Biddick Woods	Coalfield
446	Builders Yard, Hendon, Toward Road	Sunderland South
453	Silverstone Way, land west of,	Washington
455	Pallion Industrial Estate, European Way	Sunderland South
458	Dubmire Industrial Estate, Phase 2	Coalfield
459	Dubmire Industrial Estate Phases 3 & 4	Coalfield
460	Land North of Black Boy Road (site B)	Coalfield
463A	Land to the west of Waterloo Road, Usworth (East)	Washington
463B	Land to the west of Waterloo Road, Usworth (West)	Washington
464A	Land north of Graneries , Offerton	Coalfield
464B	Land to the East of The Granaries, Offerton, Sunderland	Coalfield
465	Land adjacent to Herrington Country Park	Coalfield
466	Green Belt south of New Herrington	Coalfield
467C	Thornbeck College,land to the North	Sunderland North
478	Land to the North of Springwell	Washington
484	1-5 Hudson Road	Sunderland Central

496	Allen House, Scotia Quay	Sunderland Central
497	Panns Bank	Sunderland Central
518	Former Mcees Club and land to the rear, Old Mill Road	Sunderland North
520	Southwick Social Club, Church Bank	Sunderland North
529	Former Safari Coaches, James Terrace	Coalfield
536	Land to the north of Byer Square	Coalfield
541	Former Leechmere Road allotments	Sunderland South
542	Summerson Street	Coalfield
545	Stanley Street/Gravel walks allotments	Coalfield
551	North of Collingwood Drive	Coalfield
555	Rear of Wynyard Street	Coalfield
556	Land at Witherwack House	Sunderland North
560	The Vicarage, Vigo Lane	Washington
567	Land adjacent to George Washington Golf and Country Club, Usworth	Washington
568	Fulwell Fire Station, Station Road	Sunderland North
570	Land at Station Rd, Penshaw	Coalfield
572	Former Bishop Harland School, Downhill	Sunderland North
634	Former Success Colliery	Coalfield
638	Land west of Tunstall Hills, Tunstall Hope Road	Sunderland South
639	Land at Lombard Street	Sunderland South
640	Land at Church Street East	Sunderland South
641	Burdon Green Belt	Sunderland South
642	Land at East House Farm, Usworth	Washington
643	Land between Penshaw and Mount Pleasant	Coalfield
644	Land north of Low Moorsley	Coalfield
645	Green Belt land east of Seaham Road	Coalfield
646	Glebe House Farm, Teal Farm	Washington
647	Low Mount Farm, Springwell Village	Washington

648A	Hastings Hill / Herrington Green Belt, Foxcover Lane	Sunderland South
648B	Hastings Hill / Herrington Green Belt, Foxcover Lane (South West)	Sunderland South
648C	Hastings Hill / Herrington Green Belt, Foxcover Lane (West)	Sunderland South
648D	Hastings Hill / Herrington Green Belt, Foxcover Lane (North East)	Sunderland South
649	The Arches, Easington Street (Stadium Village Site F)	Sunderland Central
653	Success Football Fields	Coalfield
666	Millfield House, Hylton Road	Sunderland South
667	Stadium Village Site I	Sunderland North
668	Stadium Village Site G	Sunderland Central
670	Land at Penshaw	Coalfield
671	Southern Playing Fields, Washington	Washington
672	East of Witherwack / Fulwell Quarries	Sunderland North
673	James Steel Park	Washington
674	West of Cherry Knowle Hospital	Sunderland South
675	Land at Newcastle Road, Fulwell	Sunderland North
676	Land at East Herrington	Sunderland South

9 Appendix C – Completed Housing Sites (2016/17)/Sieved sites

Completed sites		
037	24-26 Stockton Road	Sunderland Central
100	Ethel Ave / Brewer Terrace, Ryhope Village	Sunderland South
111	Land at Neil Street and the Bat Cave	Coalfield
121	Newcastle Road Baths	Sunderland North
248	Emerson House, Emerson Road	Washington
511	Land at Burdon Lane, west of Bevan Avenue	Sunderland South
517	Former Castletown Workmens Club, Castle View	Sunderland North
628	Former London Inn, Spout Lane	Washington
658	Phoenix House, Union Street	Sunderland Central
689	Weardale House, Washington	Washington
Sieved sites		
140	Hazard Lane	Coalfield
272	North Farm, Warden Law Site 1, Land at Gillas Lane	Coalfield
274	North Farm, Warden Law Site 3, Land at Gillas Lane	Coalfield
275	North Farm, Warden Law Site 4, Land at Gillas Lane	Coalfield
476C	Thornbeck College, land to the North	Sunderland North
542	Summerson Street	Coalfield
642	Land at East House Farm, Usworth	Washington

10 Appendix D: Sunderland SHLAA Site Proforma

Contact Details				
Your Name				
Company Name				
Contact Address				
Email Address				
Contact Tel no.				
Are you a Registered Social Landlord?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Site Details				
Site Address of the site you are suggesting for possible future housing development/Gypsy and Traveller/Travelling Showpeople provision				
Site reference no. (Only if site previously submitted and details/circumstances being updated)				
Site Area (hectares)				
I have enclosed a map clearly showing the site boundary	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
(Please note that without a clear map showing a site boundary your suggestion may not be able to be progressed further)				
Are you the owner of the land?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>

If not, who is the registered owner?	
Please provide contact details	
What is the site/property currently used for? (If vacant/derelict please state last use)	
Do you consider the site to have potential to be used for residential use only or could it be utilised for mixed-use (i.e. some combination of residential, commercial, office, industrial, institutional, or other land uses)? If mixed-use, please give an indication of the other uses.	
Planning History (please include details of any existing or previous planning applications and decisions relating to the site, including application reference numbers and dates if known).	

In what timescale do you believe the site will become available for development?							
within next 5 years		6-10 years		11-15 years		15+ years	
Please give your best estimate of when development could potentially begin if permission were to be granted, taking into account any constraints that could take some time to overcome (e.g. land ownership, decontamination, etc.)?							

What are the surrounding land uses to the site?

Are you aware of any sustainability issues, physical or infrastructure constraints (e.g. topography, access, utilities, and land instability) or land ownership issues and/or viability issues that might hinder development of the site? Please answer to the best of your knowledge.

What measures would you propose that might help to overcome these constraints?

What is the estimated number of dwellings (Plots/Pitches in relation to Gypsy and Travellers and Travelling Showpeople) that you think could be provided on the site? Some matters you might like to take into account are:

- **the type of development likely to be suitable (purely residential or mixed-use)**
- **the mix of housing (house types and sizes)**
- **height and character of surrounding buildings**

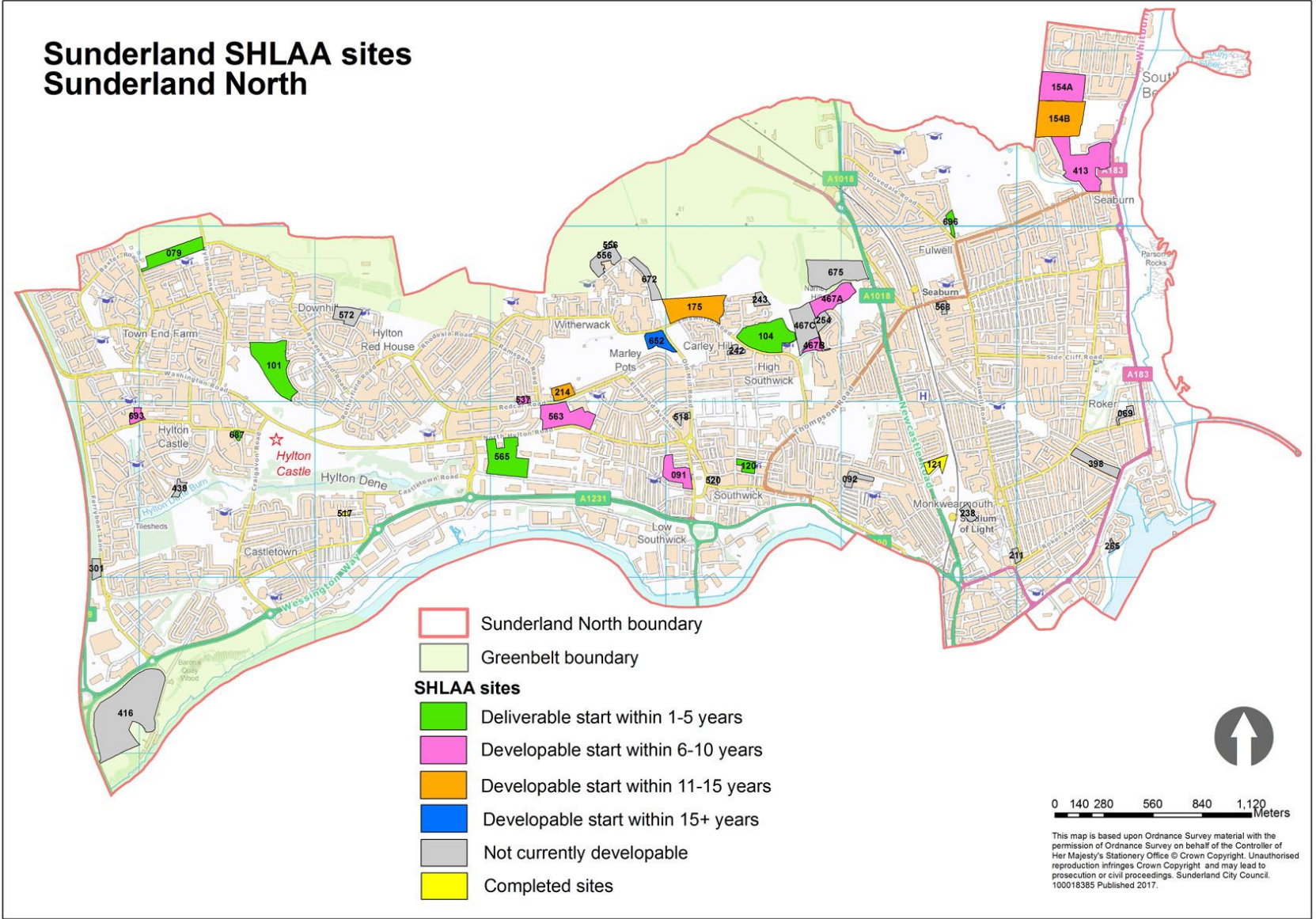


E-mail copies can be sent to: planningpolicy@sunderland.gov.uk

Paper copies can be returned to: Strategic Plans and Housing Team, Economy and Place,
Sunderland City Council, Civic Centre, Burdon Road, Sunderland, SR2 7DN

11 Appendix E: Area maps

Sunderland SHLAA sites Sunderland North

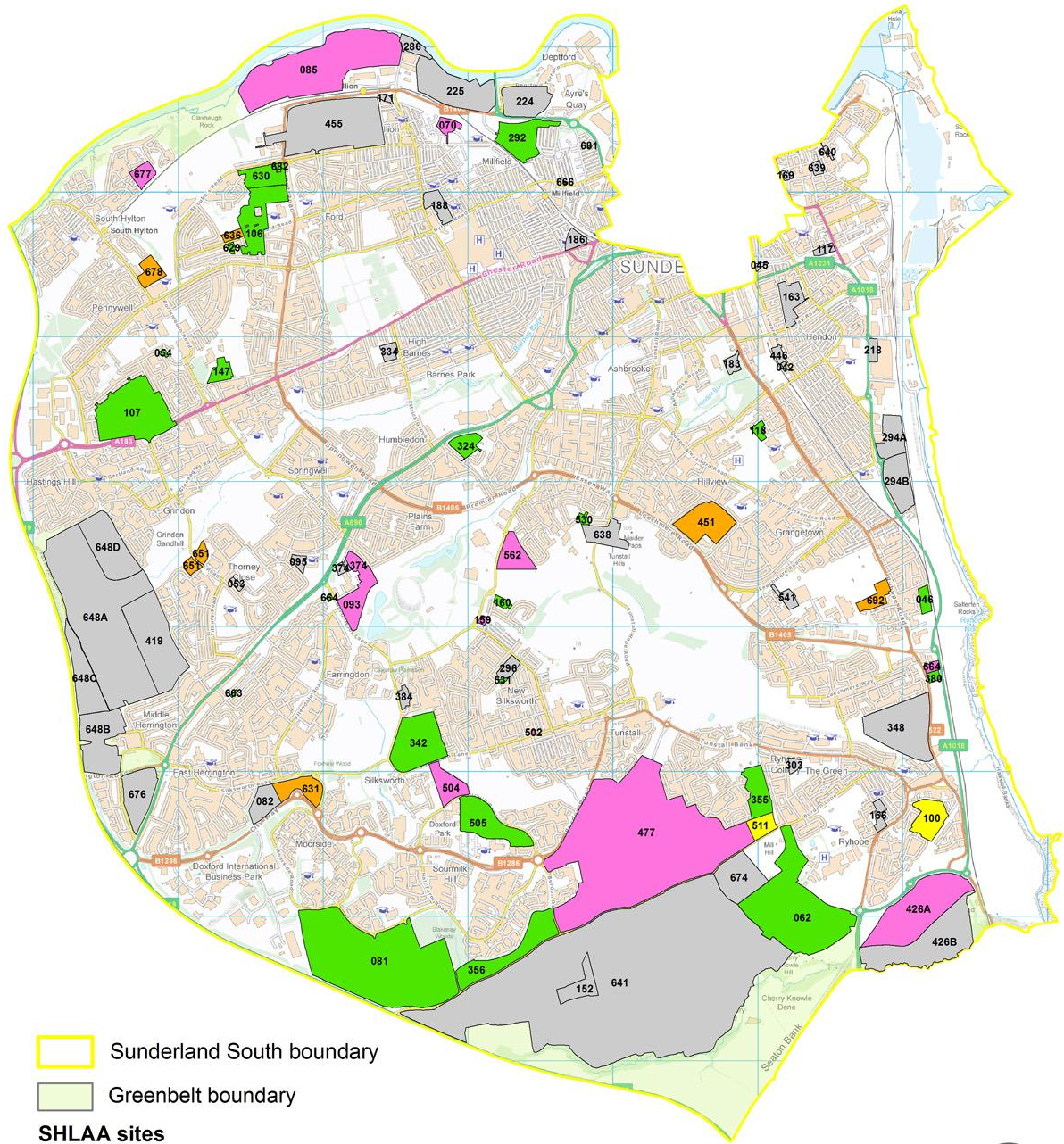


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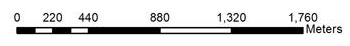
Sunderland SHLAA sites Central Sunderland



Sunderland SHLAA sites Sunderland South

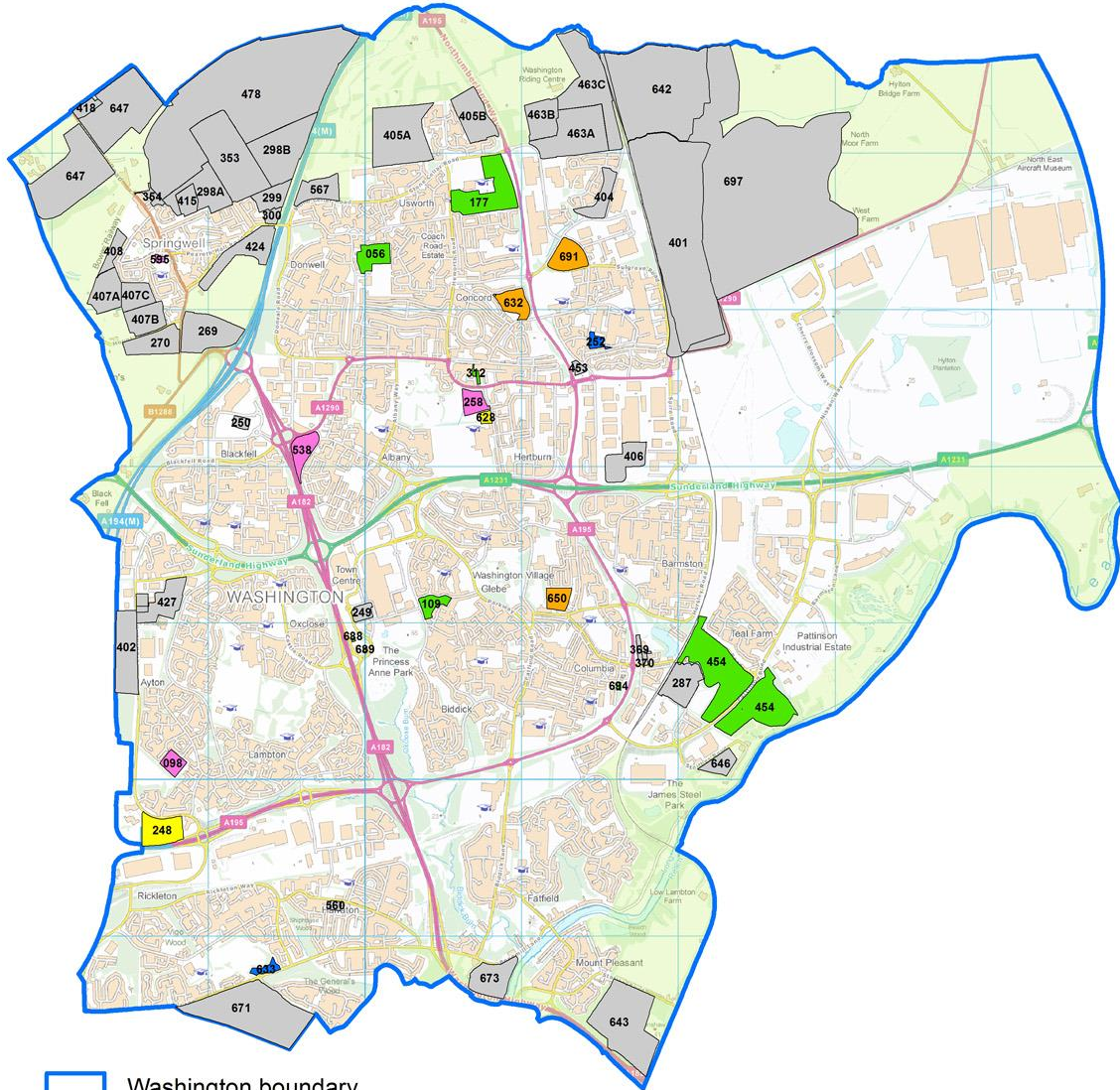


-  Sunderland South boundary
-  Greenbelt boundary
- SHLAA sites**
-  Deliverable start within 1-5 years
-  Developable start within 6-10 years
-  Developable start within 11-15 years
-  Developable start within 15+ years
-  Not currently developable
-  Completed sites



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Sunderland SHLAA sites Washington



- Washington boundary
- Greenbelt boundary
- SHLAA sites**
- Deliverable start within 1-5 years
- Developable start within 6-10 years
- Developable start within 11-15 years
- Developable start within 15+ years
- Not currently developable
- Completed sites



0 190 380 760 1,140 1,520 Meters

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12 Appendix F: Five-year land supply

Site name	Sub Area	2017/18	2018/19	2019/20	2020/21	2021/22
42 to 45 Nile Street	Sunderland Central				30	24
Angram Drive, Grangetown	Sunderland South	2				
Former Eagle Public House, Portsmouth Road	Sunderland South				9	
High Usworth School, Well Bank Road	Washington		23	19	14	
Former Lambton Cokeworks Site (Elba Park)	Coalfield	40	40	40	21	
Ryhope and Cherry Knowles Hospital	Sunderland South				60	60
Murton Lane, Easington Lane	Coalfield	60	29			
Hylton Lane/Blaydon Ave, Hylton Lane	Sunderland North				24	24
Chapelgarth site	Sunderland South			30	30	30
Downhill Phase 1+2, Downhill	Sunderland North	40				
Carley Hill School, Emsworth Road	Sunderland North					30
High Ford Estate, Flodden Road	Sunderland South	30	30	30	30	30
Phases 2-6, Chester Road	Sunderland South					30
Glebe Parkway	Washington	7	30	22		
Starks Builders yard, Hunter Street	Coalfield		24			
Site of former Broomhill Estate.	Coalfield		23	24	24	24
Holmelands, land adjacent to - Hawthorn Street	Coalfield	27	24	14		
Belford House, Ashcroft and Belford Close	Sunderland South	4	4			
St Hilda's Church, School and adjacent land	Sunderland North	7	10			
Southern House Farm, land at - North Road	Coalfield	2				
Former Chilton Moor Cricket Club, Black Boy Road	Coalfield				15	30
Site of Greenway House, Nookside	Sunderland South			15	30	30
Land adjacent Newbottle Primary School and former community centre, Houghton Road	Coalfield	10	7			
East of Silksworth Lane, High Newport	Sunderland South		77			

Former Usworth Comprehensive School	Washington					20
SIG Combibloc Limited, Blackthorn Way	Coalfield	26				
Lambton Lane, land at	Coalfield					30
Land to the east of former Broomhill estate	Coalfield				20	30
Former Shiney Row Centre, Success Road	Coalfield	30	30	30	23	
Lisburn Terrace , land at	Sunderland South	23				
Former Junglerama, Victoria Road	Washington	12				
Land to the East of Durham Road and Tudor Grove	Sunderland South			8		
Philadelphia Complex	Coalfield					30
Fletcher Terrace, land at (Lumley Crescent)	Coalfield	6				
Land at Gillas Lane (rear of Lingfield)	Coalfield	3				
Redburn Row, Land to the north of	Coalfield	30	30	10		
Land at Mill Hill, Silksworth Road	Sunderland South				30	30
Rushford Phase 2, Ryhope	Sunderland South	30	30	30	22	
Burdon Road/Hall Farm Road, land at	Sunderland South		19	30	30	30
Coaley Lane, Land south of	Coalfield		30	30	30	30
Grangetown Autos and land to the South. East side of Ryhope Road	Sunderland South			22		
Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Coalfield	30	30	30	30	30
Markle Grove, land to East, East Rainton	Coalfield	30	30	19		
Teal Farm North	Washington	60	60	61		
Hetton Downs Phase 1	Coalfield	20	13			
Land north of Blackthorn Way, Sedgely Industrial Estate	Coalfield				30	30
Site of former Kentmere House	Coalfield					20
Former Hetton Community Centre	Coalfield		1			
Doxford park Phase 5	Sunderland South	30	30	30	25	
Hillside Lodge, Tunstall Road	Sunderland South		2			
Council Yard, North St, Silksworth	Sunderland South	3				
Phoneix Tower Business Park, Castletown Way	Sunderland North					30
Site of former Ford and Hylton Social Club, Poole Road	Sunderland South					14

Land Adjac Saint Lukes Road	Sunderland South	60	33			
West of Redburn Road	Coalfield				27	
15-17 John Street	Sunderland Central	30				
63 Fawcett Street	Sunderland Central			7		
12 Fawcett Street	Sunderland Central			5		
18 John Street	Sunderland Central	10				
Former East Herrington Library, Farringdon	Sunderland South	5				
North Moor Farm Cottages, Farringdon	Sunderland South	2				
255 High Street West	Sunderland Central	9				
18-19 Murton Street	Sunderland Central		13			
Land opposite The Mews, Redburn Row	Coalfield	1	4			
Community Hall, Lily Street	Sunderland South		6			
Land at Front Road/Saint Lukes Terrace	Sunderland South	9				
32 Frederick Street, City Centre	Sunderland Central	7				
11 Saint Thomas Street, City Centre	Sunderland Central		5			
Former Hylton Castle Library, Cranleigh Road	Sunderland North		9			
Derwent House, Washington	Washington			48		
First Floor,the Old Vestry, 23 Fawcett Street	Sunderland Central		7			
Albert Place, Washington	Washington			6		
Stanley Terrace, Chester Road, Shiney Row	Coalfield			5		
Land to the rear of Fulwell Methodist Church, Dovedale Road, Fulwell	Sunderland North			6		
Total Dwellings	3159	695	703	571	554	636