

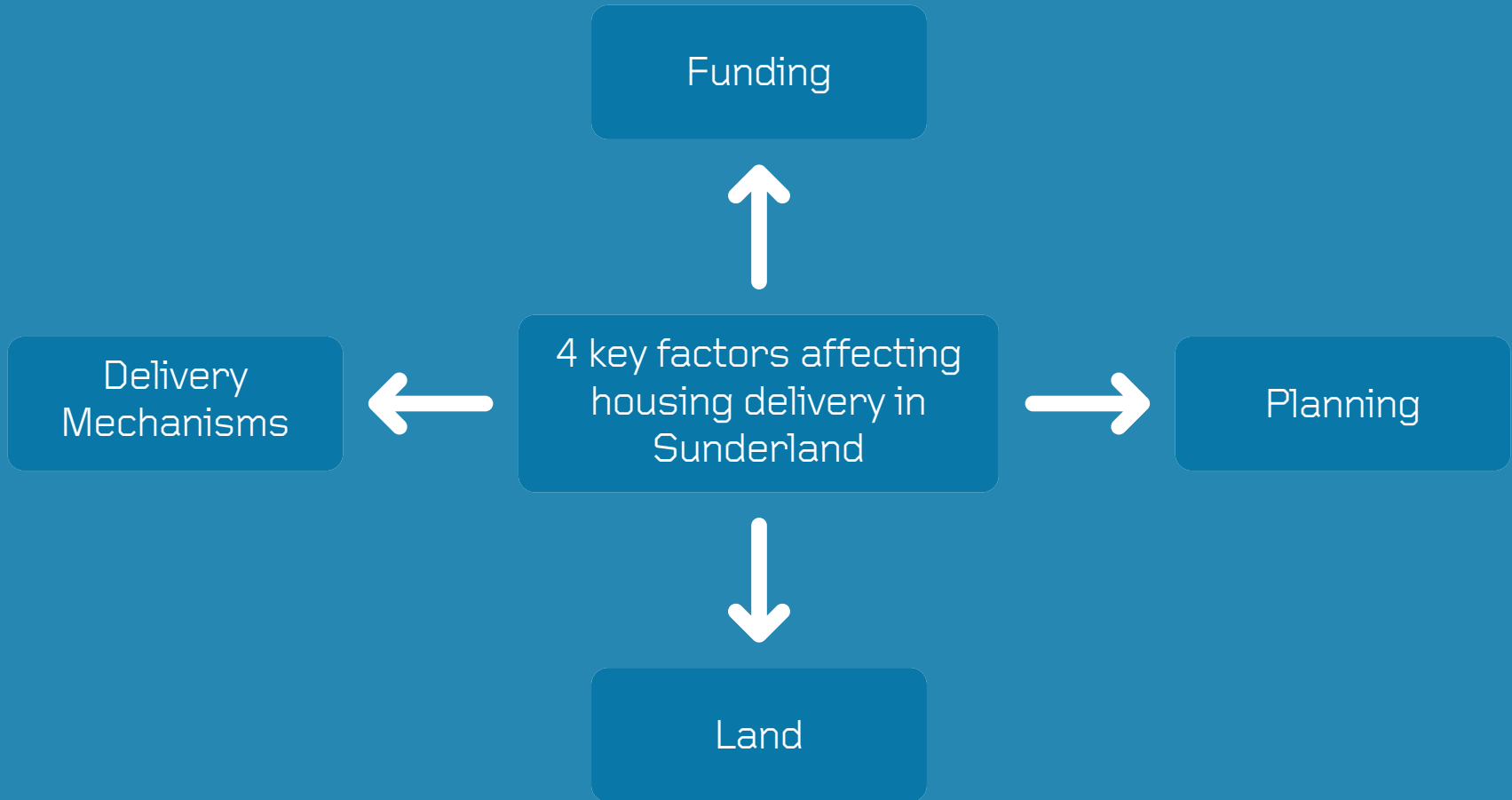
Sunderland

HOUSING DEVELOPMENT SUMMIT

FOCUS ON HOUSING DELIVERY

Iain Fairlamb, Sunderland City Council





Land

- Continue to explore delivering a greater choice of housing through best use of council land.
- 43 council owned sites released to market this year
- Exploring opportunities to de-risk sites
- Producing a 'pipeline' of Council owned sites



Sunderland College
Washington Campus

Land type

General housing:

- Usworth College
- 200 homes
- New access

Affordable/specialist housing:

- Hope Bank View
- 38 one-bedroom & 37 two-bedroom Extra Care apartments



Land type

Self build/custom build:

- Belford House
- Brownfield site
- 8 Self-build/custom-build homes

Regeneration sites:

- Sheepfolds Clifftop
- Brownfield housing led regeneration site
- 60 Dwellings

Planning

Spatial planning is at the heart of the authority's corporate work. The Council actively pursues the vision, objectives and policies in its spatial plans; corporate plan and community strategy... with housing delivery and housing growth one of the key items on the agenda

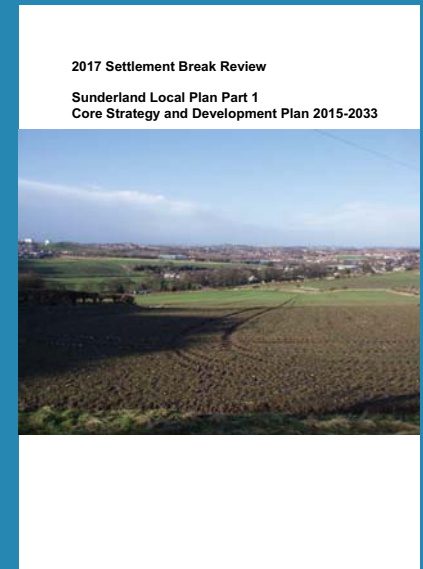
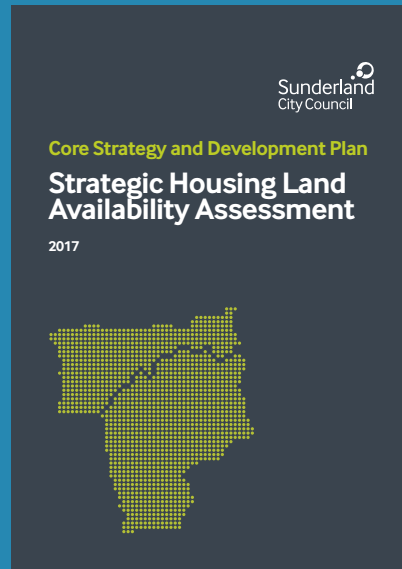
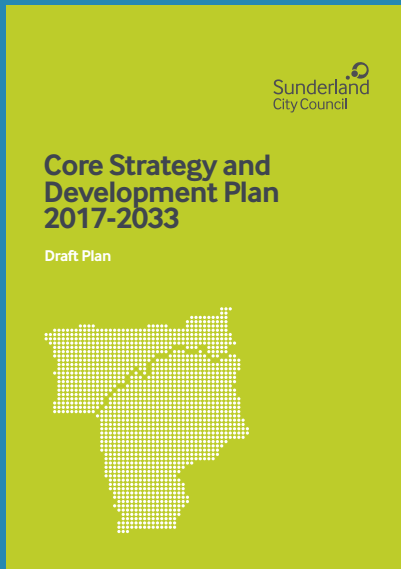
Planning

Development management

- Focus on the pre-application stage – expectations/feasible?
- Assigning responsibilities
- One team-council members and staff
- Partnership working & problem solving- consultees

Planning

Planning Documents,
SPDs and Masterplans





Planning

Planning Documents, SPDs and Masterplans

- Preparation of South Sunderland Growth Area SPDs
- Preparation of further Masterplans including- Stadium Village; Holmeside Masterplan; North Sunderland Masterplan and S106 SPD.

Planning briefs


Land at Belford Close, Sunderland
Marketing and development brief



MAKE
it Sunderland

makeitsunderland.com

Land at Hetton Downs, Sunderland
Planning and Development Brief



Sunderland City Council

Land at High Usworth, Washington
Planning and Development Brief



Sunderland City Council

Land at former Sunderland College North Hylton campus, Sunderland
Planning and Development Brief



Offers in the region of £1.5 Million

Sunderland College

Sunderland City Council

Funding

- We explore funding opportunities and submit funding bids (£40m+ pending)
- We explore flexible payment structures for the sale of council owned land
- We actively promote various funding mechanisms to finance housing development schemes
- Close working with Homes England.



Delivery mechanisms

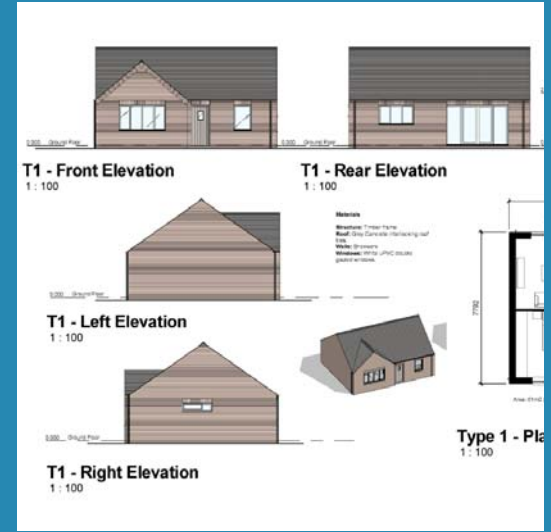
LABV- Siglion



Joint Initiative- Gentoo



Sunderland Homes Ltd



Going forward

- Continue our role in making Sunderland an attractive and desirable place to live
- Continue the open door policy
- One-stop shop

Planning/Building Control
Infrastructure/Commercial Services
Land release

- Don't Forget...

'the quality and speed of the process you receive is only as good as the planning application you submit.'

