

Appendix N

Sunderland South Site Assessments

List of SHLAA Sites (Sunderland South)

SHLAA Ref No	Site Name	Sub Area	Ward
042	Former Bus Depot, Toward Road	Sunderland South	HENDON
045	Toward Road Service Station	Sunderland South	HENDON
046	Angram Drive, Grangetown	Sunderland South	RYHOPE
053	Land rear of Thorney Close Club, Thorndale Road	Sunderland South	SANDHILL
054	Former Eagle Public House, Portsmouth Road	Sunderland South	ST ANNES
062	Ryhope and Cherry Knowle Hospital	Sunderland South	RYHOPE
070	Site of Foundry (The Forge, Pallion)	Sunderland South	PALLION
081	Chapelgarth site	Sunderland South	DOXFORD
082	Clinton Place/City Way, East Herrington, Sunderland	Sunderland South	ST CHADS
085	Former Groves Site, Woodbine Terrace, Pallion	Sunderland South	PALLION
093	Recreation Field, North Moor Lane, Farringdon	Sunderland South	SILKSWORTH
095	Land at Thorney Close Primary School, Torquay Road	Sunderland South	SANDHILL
100	Ethel Ave / Brewer Terrace, Ryhope Village	Sunderland South	RYHOPE
106	High Ford Estate, Flodden Road	Sunderland South	PALLION
107	Phases 2-6, Chester Road	Sunderland South	ST ANNES
117	Dawson and Usher works Hendon	Sunderland South	HENDON
118	Belford House, Ashcroft and Belford Close	Sunderland South	ST MICHAELS
147	Site of Greenway House, Nookside	Sunderland South	ST ANNES
152	North of Burdon Village, Burdon Lane	Sunderland South	DOXFORD
156	Ex North Block, Stockton Road	Sunderland South	RYHOPE
159	Land adjacent to The Scullery Restaurant	Sunderland South	SILKSWORTH
160	East of Silksworth Lane, High Newport	Sunderland South	SILKSWORTH
163	Amberley Street and Harrogate Street, land at - Mowbray Road	Sunderland South	HENDON
169	Former Covent Garden site, Cork Street	Sunderland South	HENDON
171	Site of former Pallion Station, Ferndale Terrace	Sunderland South	PALLION
183	Ashburn House, Ryhope Road	Sunderland South	ST MICHAELS
186	University Precinct, Chester Road	Sunderland South	MILLFIELD
188	Clanny House, Peacock Street West	Sunderland South	PALLION
218	Littlewoods Home Shopping Group, land adj to - Commercial Road	Sunderland South	HENDON
224	Deptford works, Pallion New Road	Sunderland South	MILLFIELD
225	Former Shipyard, Pallion New Road	Sunderland South	PALLION
286	Land to the North of Woodbine Terrace, Pallion Riverside	Sunderland South	PALLION
292	Lisburn Terrace , land at	Sunderland South	PALLION
294A	Former Paper Mill, Commercial Road (North)	Sunderland South	HENDON
294B	Former Paper Mill, Commercial Road (South)	Sunderland South	HENDON
296	North Street Allotments, Silksworth	Sunderland South	SILKSWORTH
303	Allotments, back of Ryhope Street	Sunderland South	RYHOPE
324	Land to the East of Durham Road and Tudor Grove	Sunderland South	BARNES
334	Holy Cross Home, Ettrick Grove	Sunderland South	BARNES
342	Land at Mill Hill, Silksworth Road	Sunderland South	SILKSWORTH
348	Land west of Ryhope Road	Sunderland South	RYHOPE
355	Rushford Phase 2, Ryhope	Sunderland South	DOXFORD
356	Burdon Road/Hall Farm Road, land at	Sunderland South	DOXFORD
374	Former Farringdon Police Station, Primate Road	Sunderland South	SILKSWORTH
380	Grangetown Autos and land to the South. East side of Ryhope Road	Sunderland South	RYHOPE
384	The Cavalier PH, Silksworth Lane	Sunderland South	SILKSWORTH
419	Middle Herrington Farm, Hillcrest East, Herrington	Sunderland South	SILKSWORTH
426A	Willow Farm land to south, Ryhope (North)	Sunderland South	RYHOPE
426B	Willow Farm land to south, Ryhope (South)	Sunderland South	RYHOPE
446	Builders Yard, Hendon, Toward Road	Sunderland South	HENDON
451	Former Stannington Centre and adjoining greenspace, Hillview, Stannington Grove	Sunderland South	ST MICHAELS
455	Pallion Industrial Estate, European Way	Sunderland South	PALLION
477	Land north of Burdon Lane	Sunderland South	DOXFORD
502	Vane Arms, Silksworth	Sunderland South	SILKSWORTH
504	Doxford Park Phase 6	Sunderland South	DOXFORD
505	Doxford Park Phase 5	Sunderland South	DOXFORD
511	Land at Burdon Lane, west of Bevan Avenue	Sunderland South	DOXFORD
531	Council Yard, North St, Silksworth	Sunderland South	SILKSWORTH
541	Former Leechmere Road allotments	Sunderland South	RYHOPE
564	Land at Ryhope Rd and Salterfern Lane	Sunderland South	RYHOPE
630	Land Adjac Saint Lukes Road	Sunderland South	PALLION
638	Land west of Tunstall Hills, Tunstall Hope Road	Sunderland South	SILKSWORTH
641	Burdon Green Belt	Sunderland South	DOXFORD
648A	Hastings Hill / Herrington Green Belt, Foxcover Lane	Sunderland South	SILKSWORTH
648B	Hastings Hill / Herrington Green Belt, Foxcover Lane (South West)	Sunderland South	SILKSWORTH
648C	Hastings Hill / Herrington Green Belt, Foxcover Lane (West)	Sunderland South	SILKSWORTH
648D	Hastings Hill / Herrington Green Belt, Foxcover Lane (North East)	Sunderland South	SILKSWORTH
651	Land at Tay Road, Thorney Close	Sunderland South	BARNES
663	Former East Herrington Library, Farringdon	Sunderland South	ST CHADS
664	North Moor Farm Cottages, Farringdon	Sunderland South	SILKSWORTH
666	Millfield House, Hylton Road	Sunderland South	MILLFIELD
674	West of Cherry Knowle Hospital	Sunderland South	RYHOPE
676	Land at East Herrington	Sunderland South	ST CHADS

677	Land at Birchwood, Ford Oval	Sunderland South	ST ANNES
678	South Hylton House	Sunderland South	ST ANNES
681	Community Hall, Lily Street	Sunderland South	MILLFIELD
682	Land at Front Road/Saint Lukes Terrace	Sunderland South	PALLION
692	Land to the north of Irene Avenue, Grangetown	Sunderland South	RYHOPE
698	Former Hendon gardens Hotel	Sunderland South	HENDON
700	Close Street, Millfield	Sunderland South	MILLFIELD
703	Warm up Wearside, Westbourne Road	Sunderland South	MILLFIELD
706	Mayholme, 31 Sea View Road	Sunderland South	ST MICHAELS
714	Pennywell Business Centre	Sunderland South	ST ANNES
716	Tasman Road, Thorney Close	Sunderland South	SANDHILL
717	Theme Road, Thorney Close	Sunderland South	SANDHILL
718	Tadcaster Road, Thorney Close	Sunderland South	SANDHILL
719	Tanfield Road/Truro Road, Thorney Close	Sunderland South	SANDHILL
721	The Ropery, Websters Bank	Sunderland South	MILLFIELD

Glossary of Acronyms

- AHLV Area of High Landscape Value
- EA Environment Agency
- GI Green Infrastructure
- HLV High Landscape Value
- HRA Habitats Regulations Assessment
- LGS Local Geodiversity Site
- LLFA Lead Local Flood Authority
- LNR Local Nature Reserve
- LWS Local Wildlife Site
- NCB National Coal Board
- NWL Northumbrian Water Ltd
- PDL Previously Developed Land (ie. 'Brownfield' Land)
- S106 Section 106 Agreement
- SAM Scheduled Ancient Monument
- SSSI Site of Special Scientific Interest
- TPO Tree Preservation Order

SHLAA Ref No:	042	Site Name:	Former Bus Depot, Toward Road
Subarea:	Sunderland South		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	20
Sieved site?	No	Site area (HA):	0.21
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 2km of the coastal wildlife corridor and is therefore subject to HRA. Local archaeological significance. Previous industrial use, contaminants possible. Lies within a Critical Drainage Area and is partly affected by surface water flooding.

Planning History

Planning History 2

Present Planning Status: Lapsed permission
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site lies within 2km of the coastal wildlife corridor and is therefore subject to HRA. Local archaeological significance. Previous industrial use, contaminants possible. Lies within a Critical Drainage Area and is partly affected by surface water flooding. Mitigation required.

Availability:

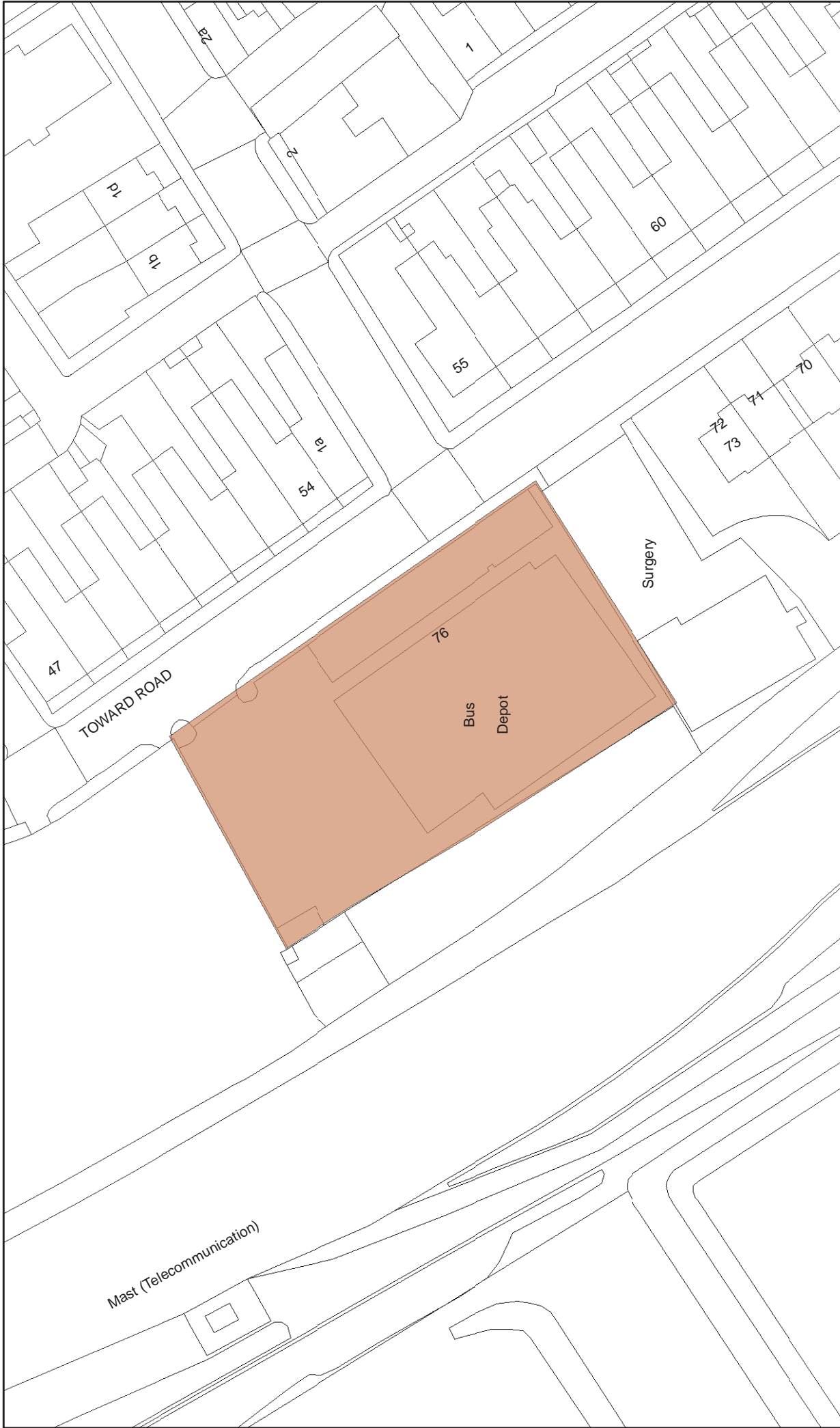
Conclusion on Availability: Available
 Comments on Availability: No known constraints to availability at this point in time.

Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Urban flats 20
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.

Deliverability

Comment on Deliverability: Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 042: Former Bus Depot, Toward Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council

Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

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SHLAA Ref No:	045	Site Name:	Toward Road Service Station
Subarea:	Sunderland South		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	20
Sieved site?	No	Site area (HA):	0.27
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site within 2km of coastal wildlife corridor therefore subject to HRA. Site opposite Mowbray Park Registered Historic Park and Garden. Also, Grade II listed railings along the eastern boundary of the park. Site lies within a critical drainage area. Possible contamination from petrol tanks/oil from previous use. Site lies on the edge of a GI corridor which effectively follows the adjacent former railway cutting.

Planning History

Present Planning Status: Lapsed permission
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Site within 2km of coastal wildlife corridor therefore subject to HRA. Site opposite Mowbray Park Registered Historic Park and Garden. Also, Grade II listed railings along the eastern boundary of the park. Site lies within a critical drainage area. Possible contamination from petrol tanks/oil from previous use. Site lies on the edge of a GI corridor which effectively follows the adjacent former railway cutting. Mitigation required.

Availability:

Conclusion on Availability: Available

Comments on Availability: No known constraints to availability at this point in time.

Achievability:

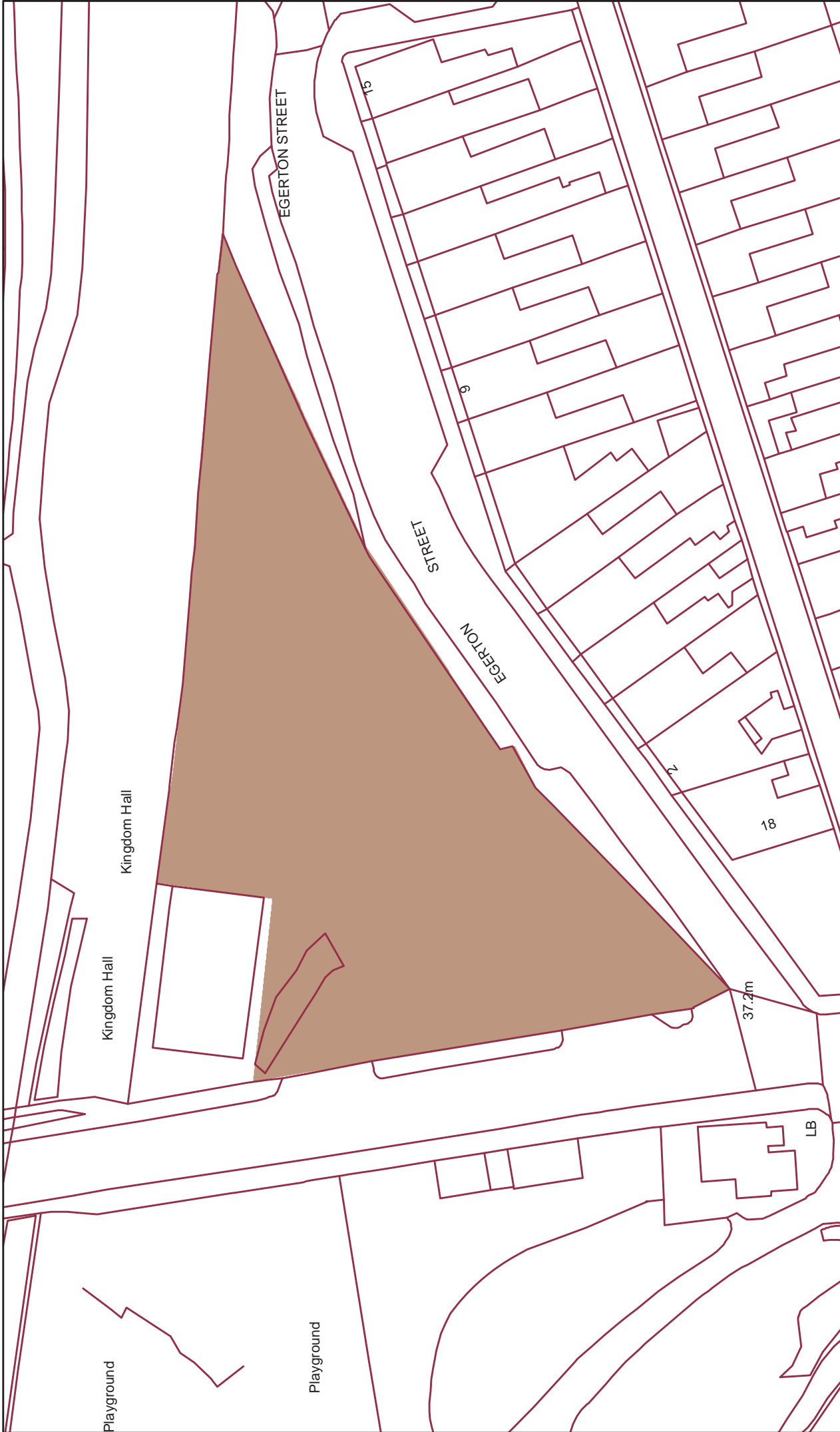
Conclusion on Achievability: Not Achievable

Comment on Achievability: Viability Assessment Typology: Medium Brownfield 20

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.

Deliverability

Comment on Deliverability: Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.



Project	5 Year Housing Land Supply
Scheme	Site No. 45 : Toward Road Service Station, Toward Road, Egerton Street
Contact	North
Scale	Date March 2008
Drawing No.	Revisions

Sunderland City Council
 Development and Regeneration Directorate
 PO Box 102, Civic Centre
 Sunderland, SR2 7DN
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SHLAA Ref No:	046	Site Name:	Angram Drive, Grangetown
Subarea:	Sunderland South		
Ward:	RYHOPE		
PDL or greenfield:	Greenfield	Capacity:	19
Sieved site?	No	Site area (HA):	1.27
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

N/A - permitted under construction

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 09/01165/VAR
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
15/16:	12	0	5	0	2				
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: Yes
 Units Completed: 17

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site suitability established through grant of planning permission.

Availability:

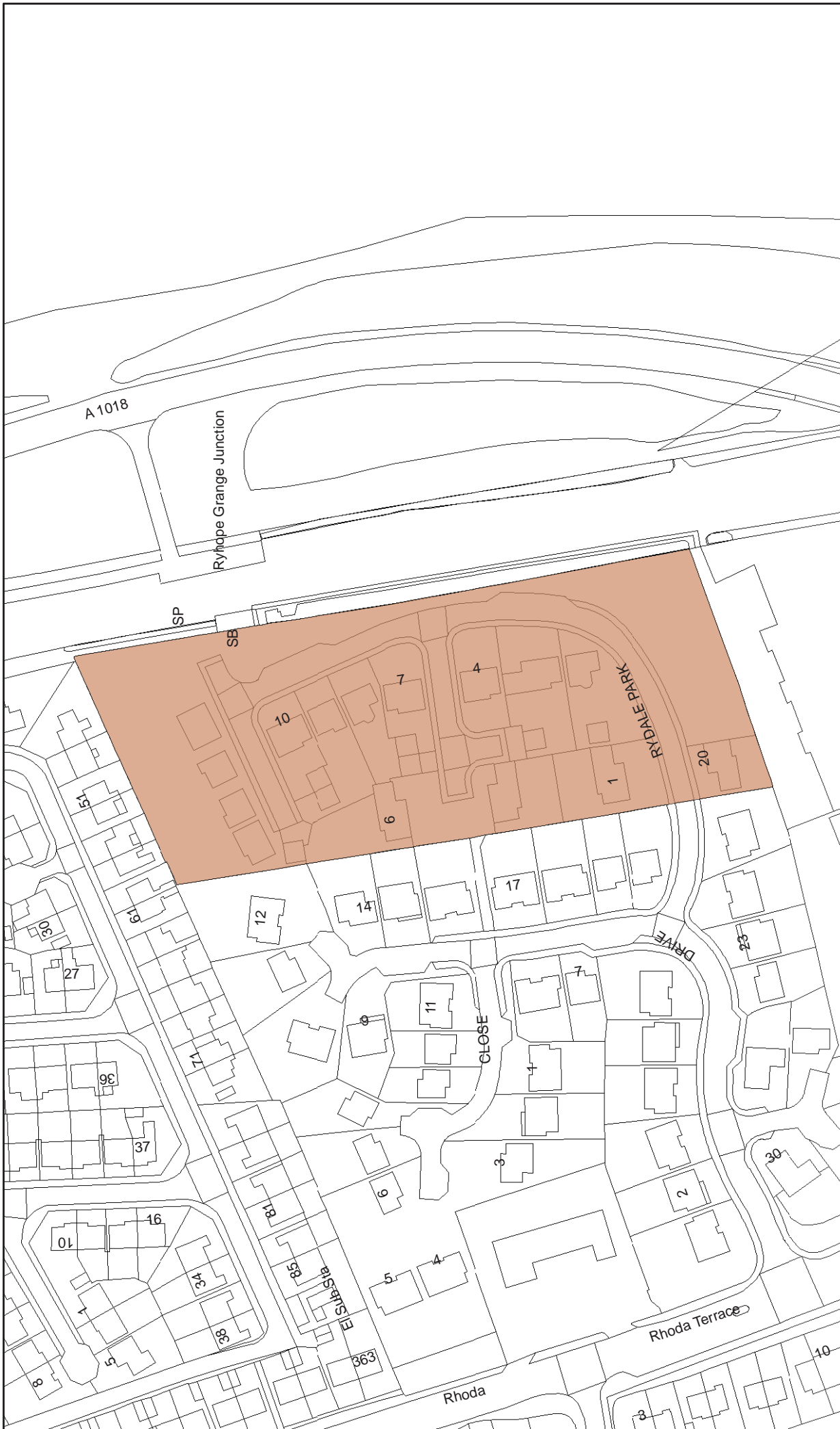
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Greenfield 35
 Site suitability established through grant of planning permission. Site currently under construction

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Site is currently under construction and is expected to deliver 19 units in the 0-5 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017		
Scheme	Site No 046: Angram Drive, Grange Town		
Contact			North
Scale	Not to Scale	Date	July 2017
Drawing No.	Revisions		

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SHLAA Ref No:	053	Site Name:	Land rear of Thorney Close Club, Thorndale Road
Subarea:	Sunderland South		
Ward:	SANDHILL		
PDL or greenfield:	PDL	Capacity:	11
Sieved site?	No	Site area (HA):	0.42
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Low incidence of groundwater flooding

Planning History

Present Planning Status: Lapsed permission
 Planning App No: 06/04924/FUL
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Existing disused car park located adjacent to existing restaurant and housing development. Site is predominantly flat. Existing access into the site would require improvement to support development. Site susceptible to low incidence groundwater flooding which would require mitigation where appropriate. Site located within a Critical Drainage Area. Site lies within 6km of coastal wildlife corridor and would be subject to Habitats Regulation Assessment (HRA)

Availability:

Conclusion on Availability: Available

Comments on Availability: Willing landowner to dispose or develop for housing. No obstacle to development

Achievability:

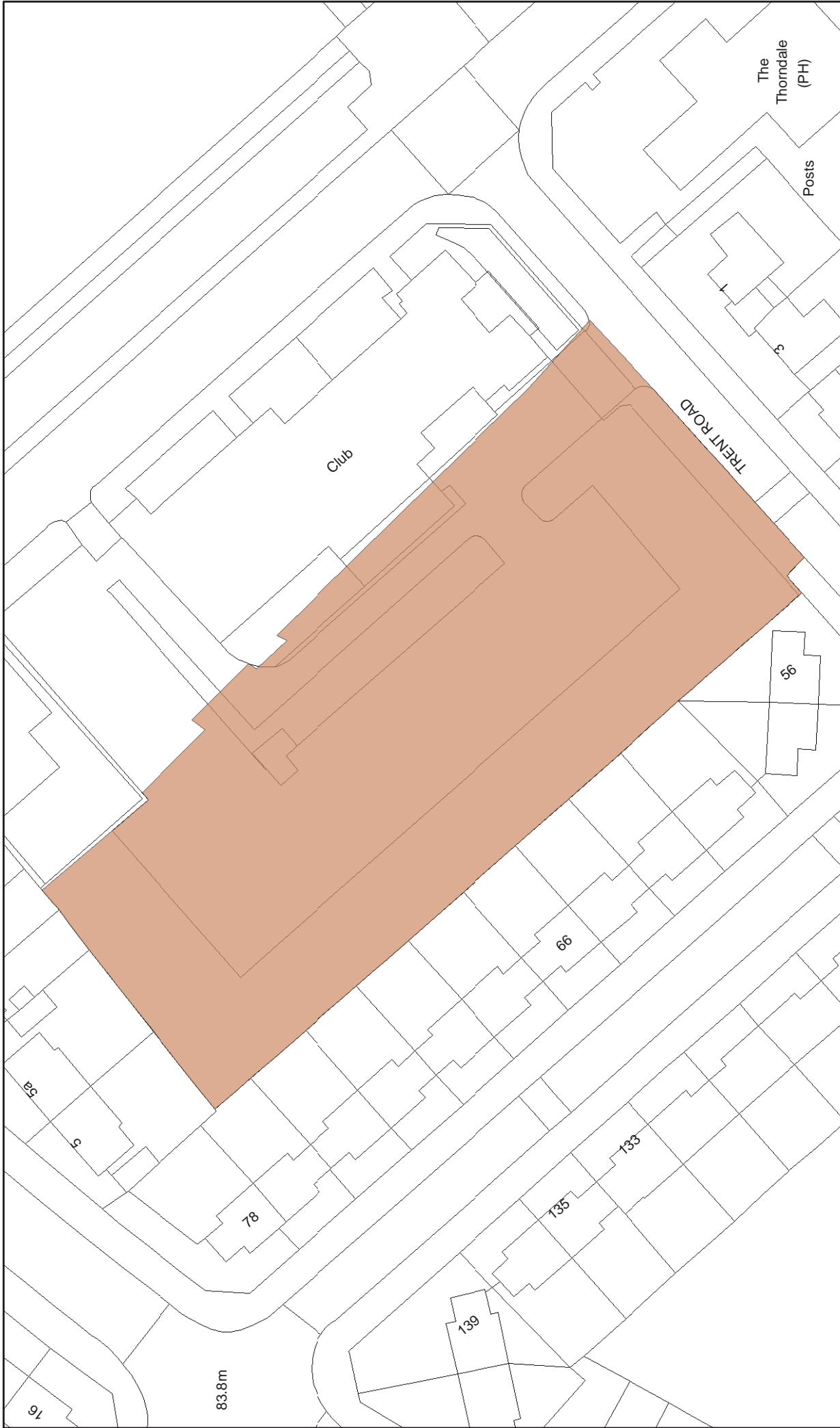
Conclusion on Achievability: Not Achievable

Comment on Achievability: Viability Assessment Typology: Medium Brownfield 15.

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.

Deliverability

Comment on Deliverability: Redundant car park site within existing residential area and in close proximity to local services and facilities. Site is within a Critical Drainage Area and would require a Flood Risk Assessment. Site also within 6km of coastal wildlife corridor and would be subject to a Habitats Regulation Assessment (HRA). Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 053: Land rear of Thorney Close Club, Thorndale Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council

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 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

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SHLAA Ref No:	054	Site Name:	Former Eagle Public House, Portsmouth Road
Subarea:	Sunderland South		
Ward:	ST ANNES		
PDL or greenfield:	PDL	Capacity:	9
Sieved site?	No	Site area (HA):	0.19
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

N/A - permitted

Planning History

Present Planning Status: Permitted – not started
 Planning App No: 16/00509/FUL
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
						9			
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Grant of planning permission indicates suitability for housing

Availability:

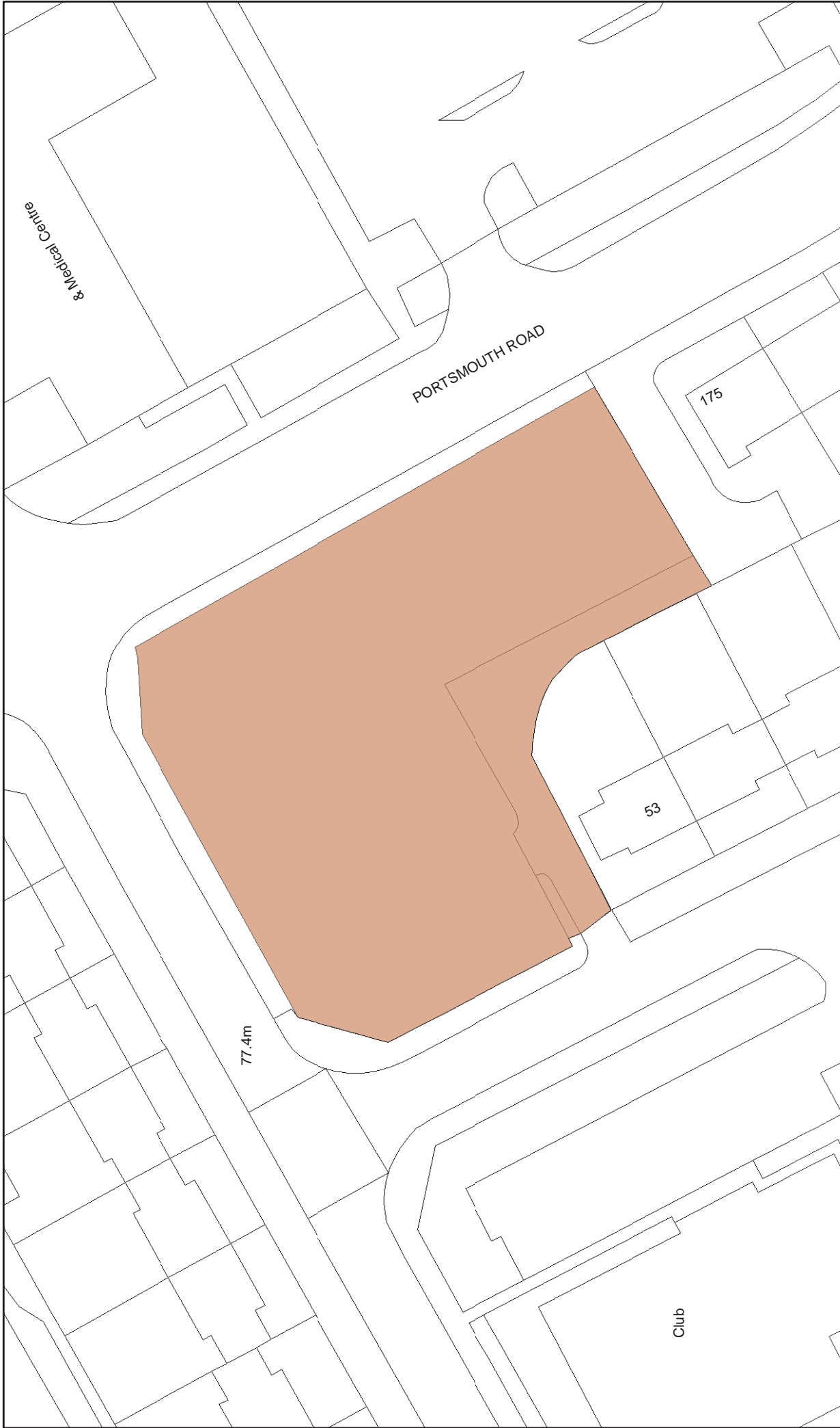
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Small Brown 11.
 Site achievability established through grant of planning permission. However, the site is accessible from the front only and the Council are aware of ownership issues with Gentoo Land which are currently being resolved.

Deliverability

Comment on Deliverability: Grant of planning permission for 9 dwelling units. Subject to resolution of ownership/access issues the site is considered deliverable later in the five year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 054: Former Eagle Public House, Portsmouth Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	062	Site Name:	Ryhope and Cherry Knowle Hospital
Subarea:	Sunderland South		
Ward:	RYHOPE		
PDL or greenfield:	Mixed (50/50)	Capacity:	800
Sieved site?	No	Site area (HA):	29.81
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

TPOs on site. Site lies within 2km of coastal wildlife corridor and is therefore subject to HRA. The site is also in close proximity to ponds and Great Crested Newts and forms part of the strategic wildlife corridor linking the coast and Cherry Knowle Dene inland towards Houghton and Hetton. Potential impact on LWS and ancient semi-natural woodland. Site is adjacent and within setting of Ryhope Engines Museum/Pumping Station, A SAM including Grade II listed buildings. Local archaeological significance. Site within a source protection zone and is affected in parts by 1:30 incidence surface water flooding 5%) 1 in 100 (10%) and 1 in 1000 (15%). Low incidence potential of groundwater flooding to the south of the site. Possible contamination from hospital uses. The site forms part of a strategic green infrastructure corridor linking Houghton to Cherry Knowle Dene and the Coast. It incorporates amenity and natural greenspace and once provided sports pitches.

Planning History

Present Planning Status: Permitted – not started
Planning App No: 16/01524/HYB
Student Accommodation: No
Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
						50	50	50	50	
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	
50	50	50	50	50	50	50	50	50	150	
Under Construction:										No
Units Completed:										0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Mitigation required. Site is PDL and greenfield (50/50 split). TPOs on site. Site lies within 2km of coastal wildlife corridor and is therefore subject to HRA. SANGS likely to be required for the site. The site is also in close proximity to ponds and Great Crested Newts and forms part of the strategic wildlife corridor linking the coast and Cherry Knowle Dene inland towards Houghton and Hetton. Potential impact on LWS and ancient semi-natural woodland. Site is adjacent and within setting of Ryhope Engines Museum/Pumping Station, A SAM including Grade II listed buildings. Local archaeological significance. Site within a source protection zone and is affected in parts by 1:30 incidence surface water flooding 5%) 1 in 100 (10%) and 1 in 1000 (15%). Low incidence potential of groundwater flooding to the south of the site. Possible contamination from hospital uses. The site forms part of a strategic green infrastructure corridor linking Houghton to Cherry Knowle Dene and the Coast. It incorporates amenity and natural greenspace and once provided sports pitches. Construction of the Ryhope to Doxford link road is integral to the scheme. Concern regarding impact to A19/B1404 junction will likely require mitigation.

Availability:

Conclusion on Availability: Available

Comments on Availability: Submission of a hybrid planning application (16/01524/HYB) indicates that the site is being made available for development and developer is interested in the site.

Achievability:

Conclusion on Achievability: Achievable

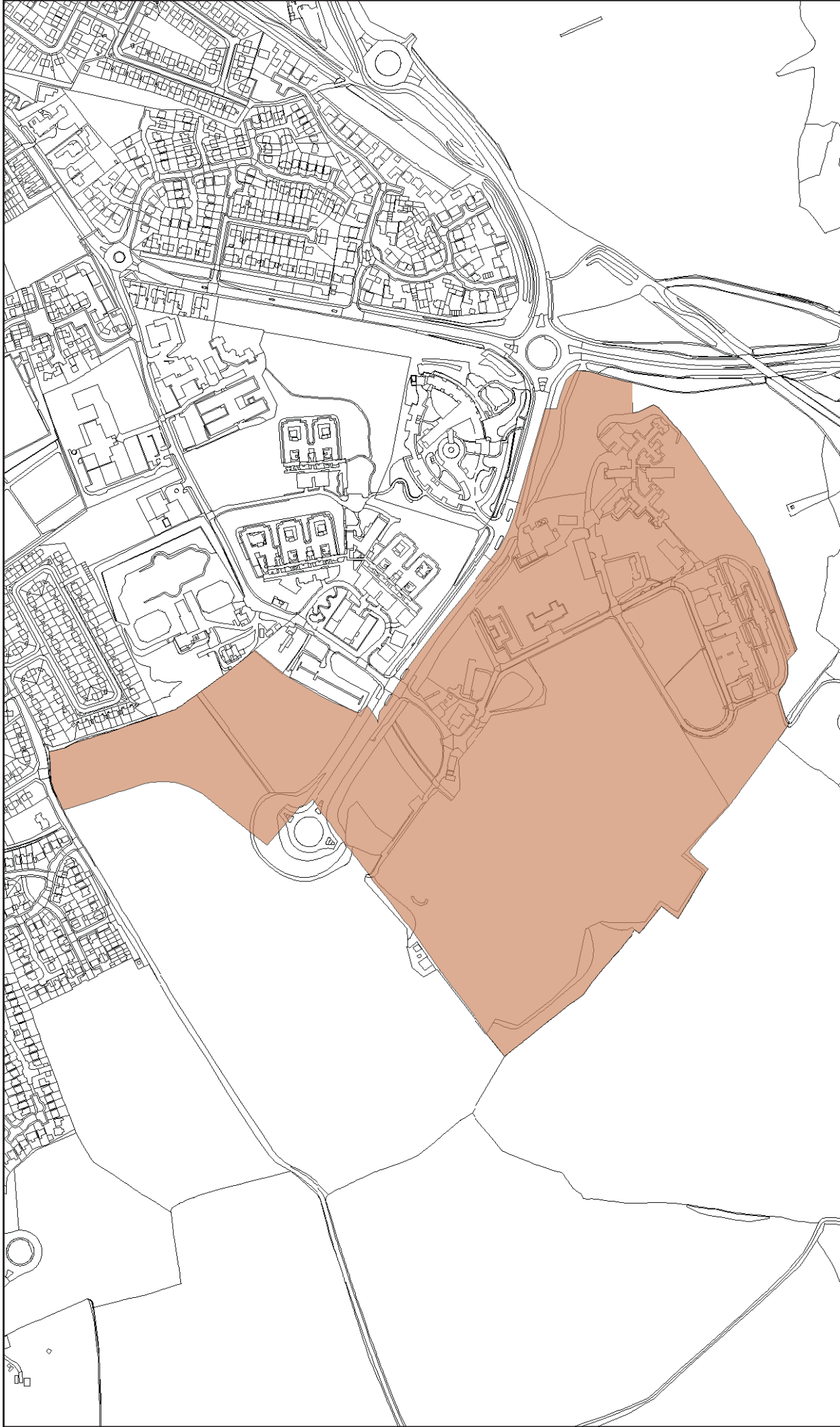
Comment on Achievability: Viability Assessment Typology: Cherry Knowle

Abnormals: Demolition of existing buildings could throw up some unexpected remediation issues/costs. In addition costs associated with the provision of SANGS and biodiversity mitigation and impact of development on A19/B1404 junction could prove costly in terms of mitigation

Mid to high market value area.

Deliverability

Comment on Deliverability: A current hybrid application is under consideration, which will consider detailed submission documents. Site constraints have been overcome, only outstanding issue is SANG, which can be resolved. Subject to determination of the application (304 units detailed 496 units outline), demolition of existing buildings and site preparation, the site could start to deliver units from year 2020/21 onwards. Site currently being advertised by developer. Two developers on site, developer has confirmed expected completion rate of 50 per year.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 062: Ryhope and Cherry Knowles Hospital
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council
 Economy and Place,
 PO Box 102, Civic Centre,
 Sunderland, SR2 7DN

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SHLAA Ref No:	070	Site Name:	Site of Foundry (The Forge, Pallion)
Subarea:	Sunderland South		
Ward:	PALLION		
PDL or greenfield:	PDL	Capacity:	43
Sieved site?	No	Site area (HA):	1.32
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Low incidence of groundwater flooding. 1:1000 surface water flooding (20%). Previous industrial site - contamination feasible. Part of site is former waste site. Site forms private natural greenspace in Audit. Access from Neville Road.

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 15/02375/FUL
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
			3	30	10				
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Site suitability established through grant of planning permission. Low incidence of groundwater flooding. 1:1000 surface water flooding (20%). Previous industrial site - contamination feasible. Part of site is former waste site. Site forms private natural greenspace in Audit. Access from Neville Road. Mitigation required.

Availability:

Conclusion on Availability: Available

Comments on Availability: Site availability established through grant of planning permission. University have indicated that a developer is interested in the site which is currently on the market.

Achievability:

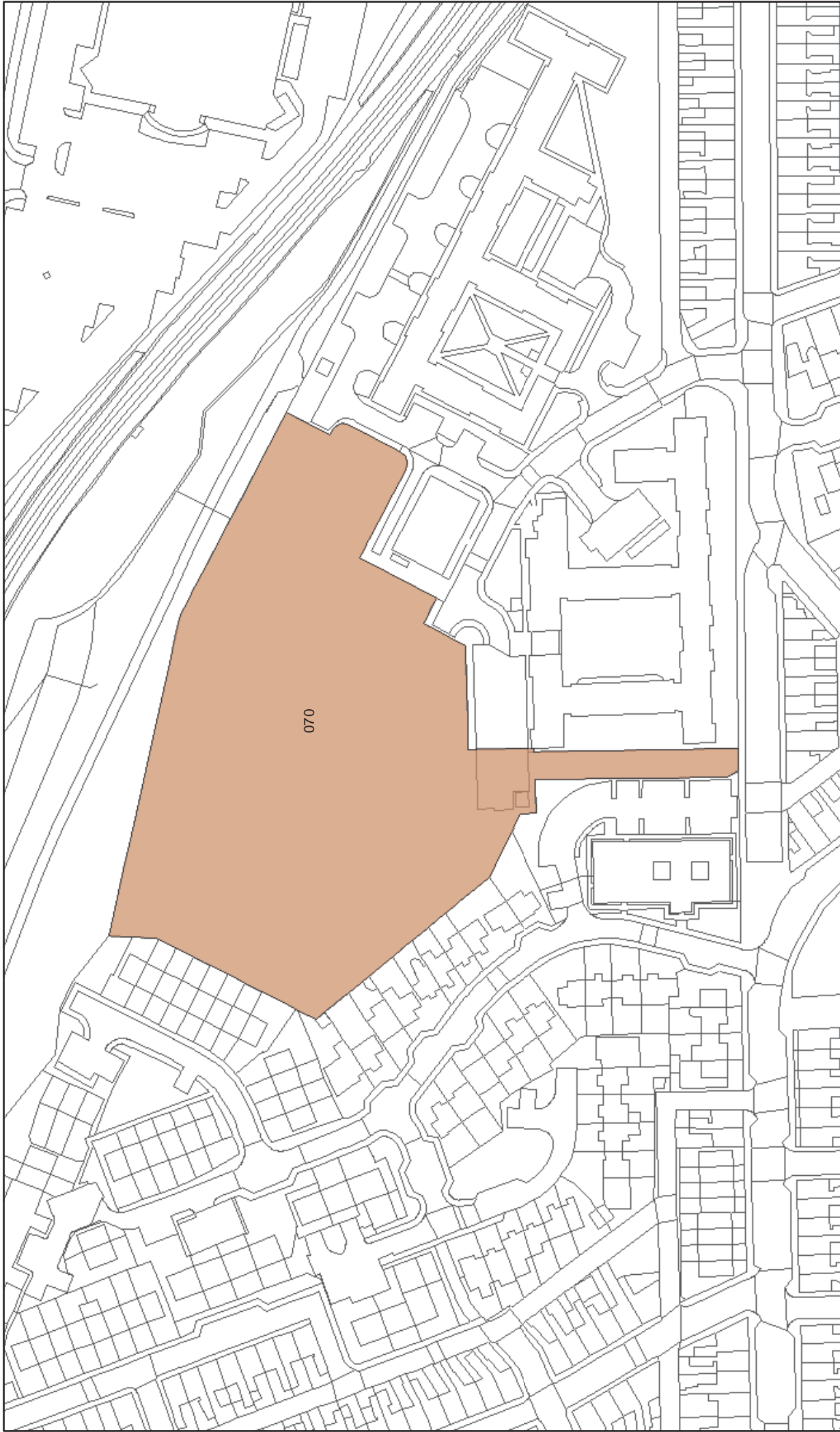
Conclusion on Achievability: Achievable


Comment on Achievability: Viability Assessment Typology: Large Brownfield 60

Site achievability established through grant of planning permission.

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Site is currently under construction, with completions expected by 2020.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2018
Site No	070: Site of Foundry ("The Forge"), Railway Street, Pallion, Sunderland
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

Sunderland City Council
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SHLAA Ref No:	081	Site Name:	Chapelgarth site
Subarea:	Sunderland South		
Ward:	DOXFORD		
PDL or greenfield:	Greenfield	Capacity:	750
Sieved site?	No	Site area (HA):	49.46
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Planning History

Present Planning Status: Permitted – not started
 Planning App No: 16/00388/HY4
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Permitted – not started
 16/02356/LR4

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
					30	30	30	30	30
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:
50	50	50	50	50	50	50	50	50	150
Under Construction:	No								
Units Completed:	0								

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Site suitability established through grant on planning permission. Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.

Availability:

Conclusion on Availability: Available

Comments on Availability: Site availability established through grant of planning permission.

Achievability:

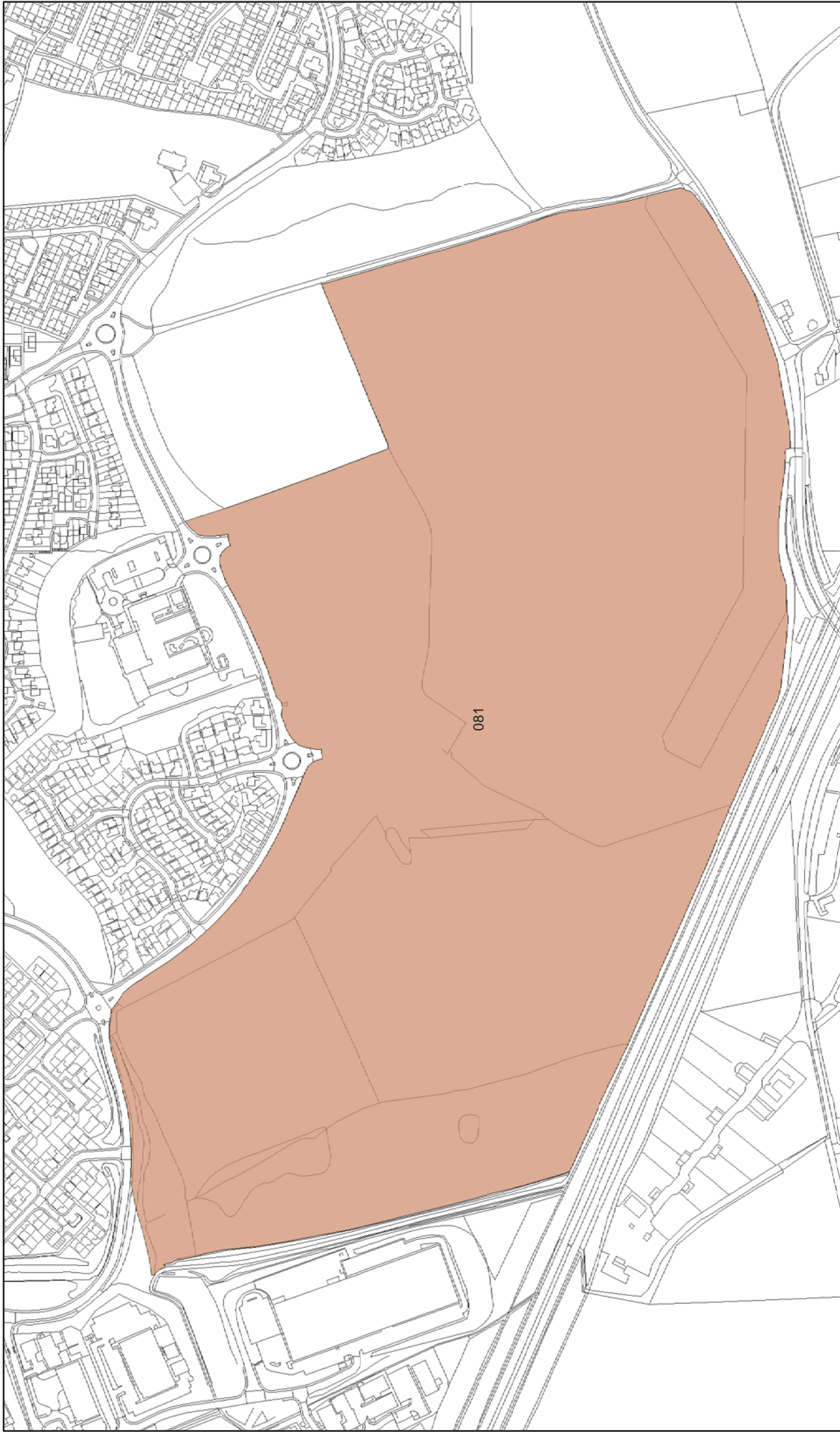
Conclusion on Achievability: Achievable


Comment on Achievability: Viability Assessment Typology: Chapel Garth.

Site achievability established through grant of planning permission.

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Subject to site preparation and lead in times for unit delivery, housing could start to deliver from year 3. Outline Consent granted, reserved matters for Phase 1, 160 dwellings granted May 17.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 081: Chapelgarth, South of Weymouth Road, Sunderland
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	082	Site Name:	Clinton Place/City Way, East Herrington, Sunderland
Subarea:	Sunderland South		
Ward:	ST CHADS		
PDL or greenfield:	Greenfield	Capacity:	79
Sieved site?	No	Site area (HA):	3.53
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Greenfield site. Within 6km of coast, therefore subject to HRA. Priority habitat/species on site. Site lies within the critical drainage area and Source Protection Zone. Site provides natural greenspace and forms part of a narrow Green Infrastructure corridor/cycleway. A public right of way passes through the site. Formerly, the site was partly landfilled which may result in contamination issues that require mitigation.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Greenfield site. Mitigation required. Within 6km of coast, therefore subject to HRA. Priority habitat/species on site. Site lies within the critical drainage area and Source Protection Zone. Site provides natural greenspace and forms part of a narrow Green Infrastructure corridor/cycleway. A public right of way passes through the site. Formerly, the site was partly landfilled which may result in contamination issues that require mitigation.

Availability:

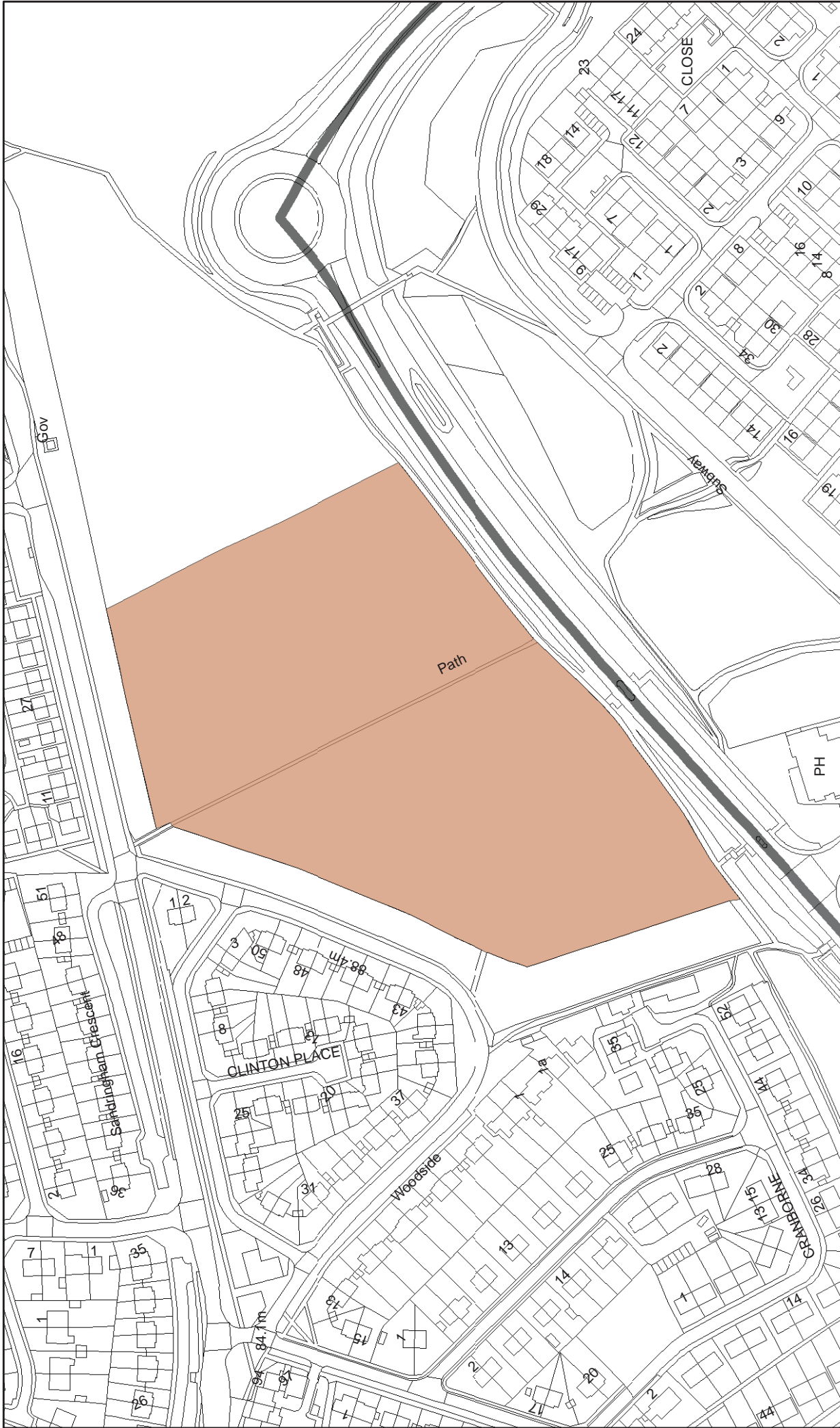
Conclusion on Availability: Not Available
 Comments on Availability: Council owned site surplus to requirements. Potential to be used as overflow car parking for Doxford International Buisness Park. As such uncertain regarding the site's availability for housing, at this point in time.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 75.
 Viability Assessment Typology indicates that this typology of site is likely to be viable.

Deliverability

Comment on Deliverability: Potential issues with site availability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 082: Clinton Place/City Way, East Herrington, Sunderland
Contact	Not to Scale
Scale	Date July 2017
Drawing No.	North
	Revisions

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SHLAA Ref No:	085	Site Name:	Former Groves Site, Woodbine Terrace, Pallion
Subarea:	Sunderland South		
Ward:	PALLION		
PDL or greenfield:	Mixed Use (B85 B15)	Capacity:	700
Sieved site?	No	Site area (HA):	31.21
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Site lies within the River Wear Limestone Gorge, and is high landscape and historic landscape value. Lies within 6km of coast therefore subject to HRA. Site forms part of the strategic wildlife corridor of the River Wear, priority habitat/species on and adjacent to the site that would be directly and indirectly impacted upon. Local archaeological significance associated with the River Wear and adjacent to historic riverside settlement. Within GI corridor. Subject to groundwater flooding and surface water flooding. Site subject to landfill.

Planning History

Present Planning Status: Application pending
 Planning App No: 17/02430/OU4
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
								20	20	
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	
30	50	50	50	50	50	50	50	50	230	
Under Construction:			No							
Units Completed:			0							

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Site lies within the River Wear Limestone Gorge, and is high landscape and historic landscape value. Lies within 6km of coast therefore subject to HRA. Site forms part of the strategic wildlife corridor of the River Wear, requires mitigation. Priority habitat/species on and adjacent to the site that would be directly and indirectly impacted upon. Local archaeological significance associated with the River Wear and adjacent to historic riverside settlement. Within GI corridor. Subject to groundwater flooding and surface water flooding. Site subject to landfill. Site to be dissected by new Wear bridge, due for completion in 2018, which may improve access to the site. Site size has been reduced due to SFRA.

Availability:

Conclusion on Availability: Available

Comments on Availability: Developer interest in the site indicates availability for a mixed use scheme. A revised masterplan has been undertaken for the site. Planning application submitted in 2017 for the site.

Achievability:

Conclusion on Achievability: Achievable

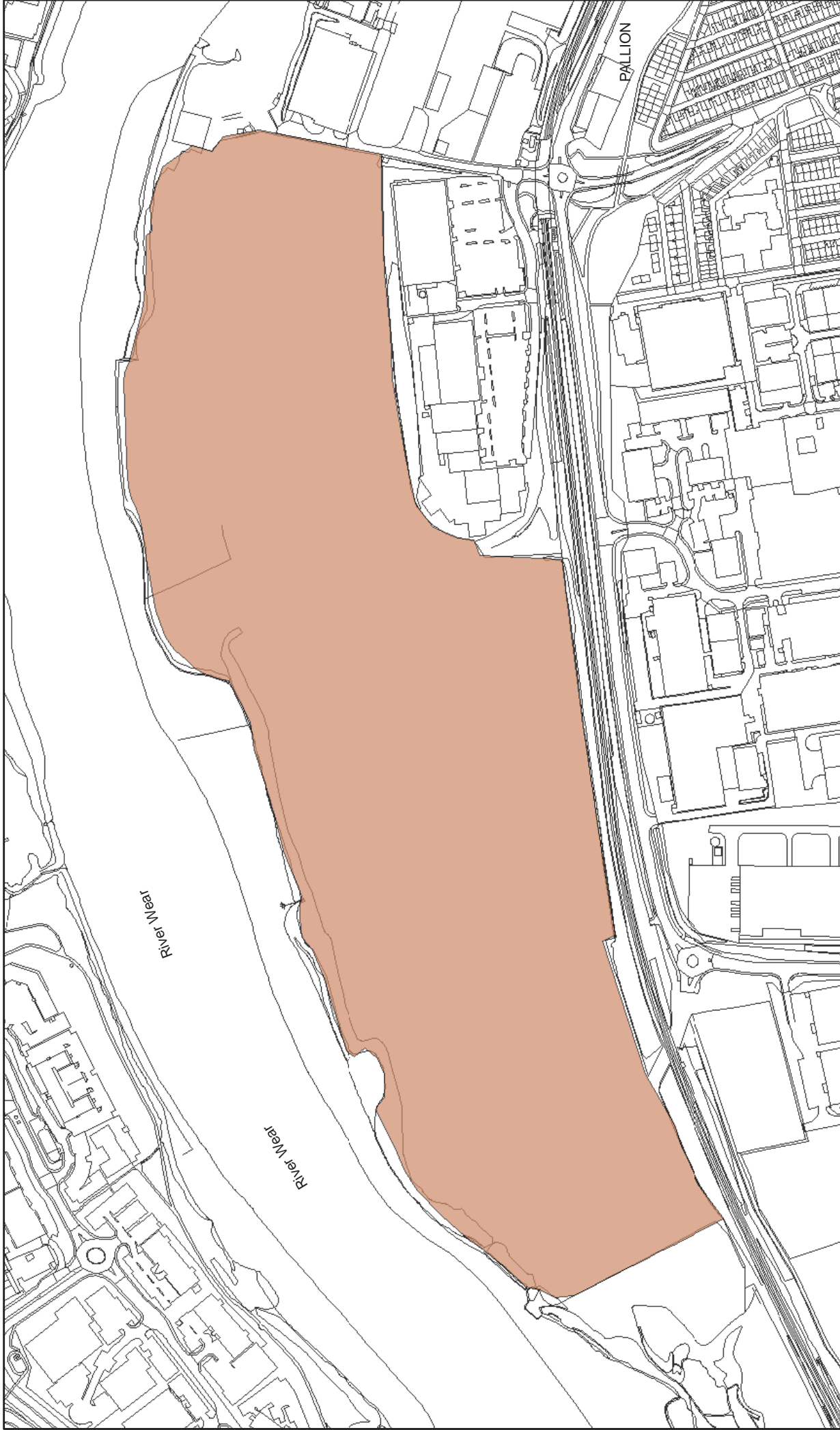
Comment on Achievability: Viability Assessment Typology: Large Brownfield 500.


Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (site remediation, ground conditions, highway and access improvements, buffer zone may be required due to proximity to wildlife corridor and priority species and habitat on site, surface water and groundwater flooding). Potential abnormal costs from remediating contamination and stabilising any ground condition issues relating to former industrial use, along with providing suitable access, could impact viability - however scale of development may support costs without being prohibitive.

Deliverability

Comment on Deliverability:

Subject to the determination of a suitable planning applications, the implementation of suitable mitigation measures to address site specific issues and constraint, and the completion of the new Wear bridge crossing (anticipated 2018), the site could come forward for development within the back end of 1-5 year period and provide a sustainable mixed use development capable of delivering around 700 dwellings. Outline planning application submitted Decemebr 2017. Anticipated two developers on site due to site size, as such completions stepped up from year 2025/26 to 50 per annum.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 085: Former Groves site, Woodbine Terrace, Pallion, Sunderland
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	093	Site Name:	Recreation Field, North Moor Lane, Farrington
Subarea:	Sunderland South		
Ward:	SILKSWORTH		
PDL or greenfield:	Greenfield	Capacity:	100
Sieved site?	No	Site area (HA):	5.49
Included in Supply?	Yes	Deliverable/Developable:	11-15 years

Constraints

Site lies within 6km of coastal wildlife corridor and is therefore subject to HRA. Lies within proximity of ponds, with evidence of protected species present. Indirect impact on nearby proposed Local Wildlife Site. Lies adjacent to the former Hetton Colliery Railway. Small proportion of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. The site provides amenity greenspace, including a former sports pitch.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	
					10	30	30	30		

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Requires mitigation. Site lies within 6km of coastal wildlife corridor and is therefore subject to HRA. Lies within proximity of ponds, with evidence of protected species present. Indirect impact on nearby proposed Local Wildlife Site. Lies adjacent to the former Hetton Colliery Railway. Small proportion of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. The site provides amenity greenspace, including a former sports pitch. Site size has been reduced due to SFRA.

Availability:

Conclusion on Availability: Available

Comments on Availability: Council owned site identified for disposal.

Achievability:

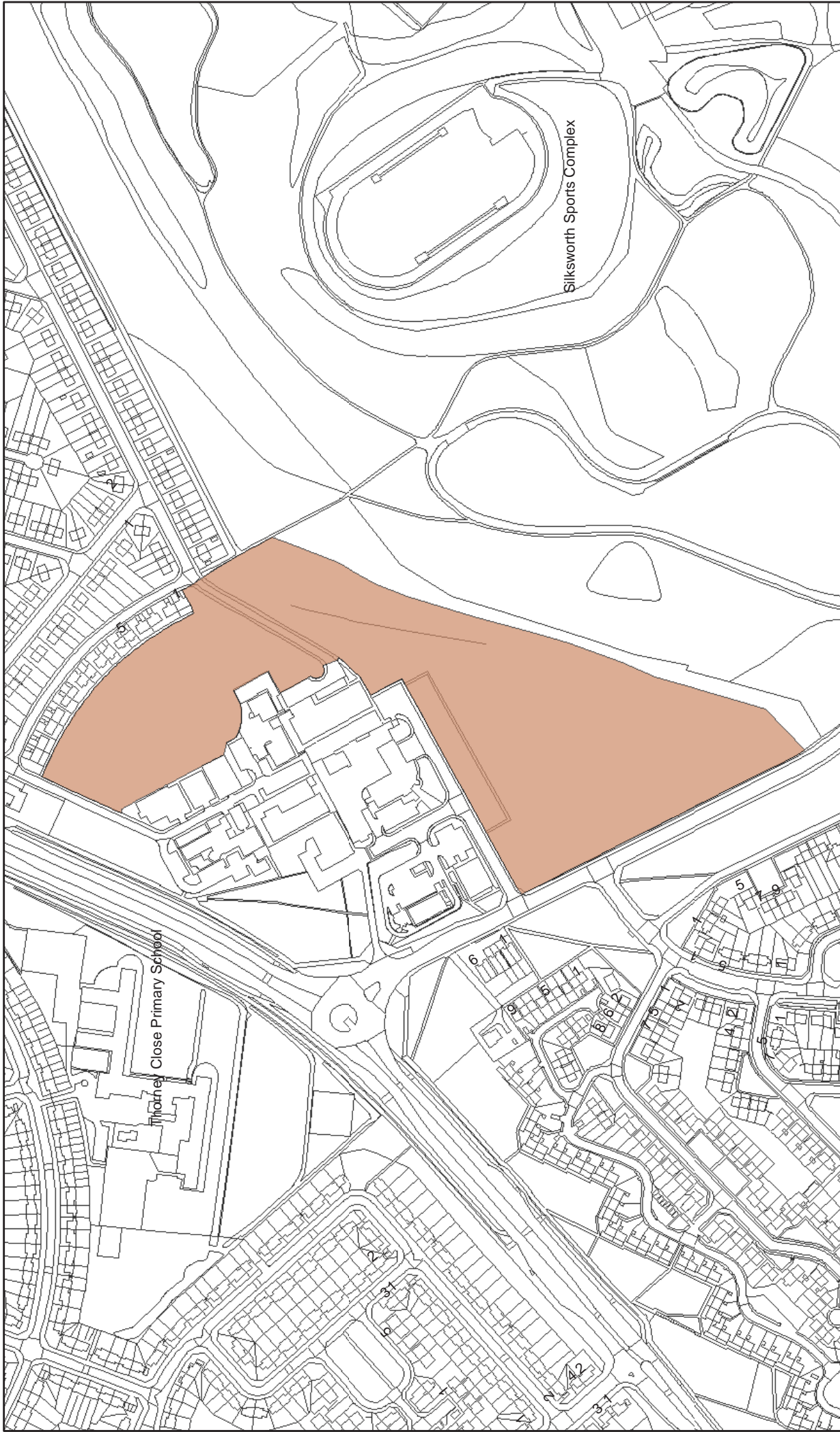
Conclusion on Achievability: Achievable


Comment on Achievability: Viability Assessment Typology: Large Greenfield 75.

Low to mid market value area with moderate levels of developer interest. Site specific considerations (ecology and biodiversity, proximity to proposed LWS which may require a buffer, HRA, surface water flooding). Potential abnormal costs associated with surface water flooding may affect the viability of the site.

Deliverability

Comment on Deliverability: Site is considered developable subject to the determination of a suitable planning application and the implementation of appropriate mitigation measures, where required, to mitigate ecology, biodiversity and flooding constraints. Site could deliver around 100 units starting within the 11-15 year period.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2018
Contact	Site No 093: Recreation Field, North Moor Lane, North Moor Road, Farringdon, Sunderland
Scale	Not to Scale
Date	January 2018
North	
Revisions	

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SHLAA Ref No:	095	Site Name:	Land at Thorney Close Primary School, Torquay Road
Subarea:	Sunderland South		
Ward:	SANDHILL		
PDL or greenfield:	Mixed Use (50/50)	Capacity:	23
Sieved site?	No	Site area (HA):	0.83
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within critical drainage area. Site has low incidence potential of groundwater flooding. The site provides natural greenspace, with additional private amenity greenspace to the south-east.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to
 15/16: 2015/16: 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:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Access not feasible. Access road would be required through the grounds of the school. Site lies within critical drainage area. Site has low incidence potential of groundwater flooding. The site provides natural greenspace, with additional private amenity greenspace to the south-east.

Availability:

Conclusion on Availability: Available

Comments on Availability: There are no known availability constraints at this time.

Achievability:

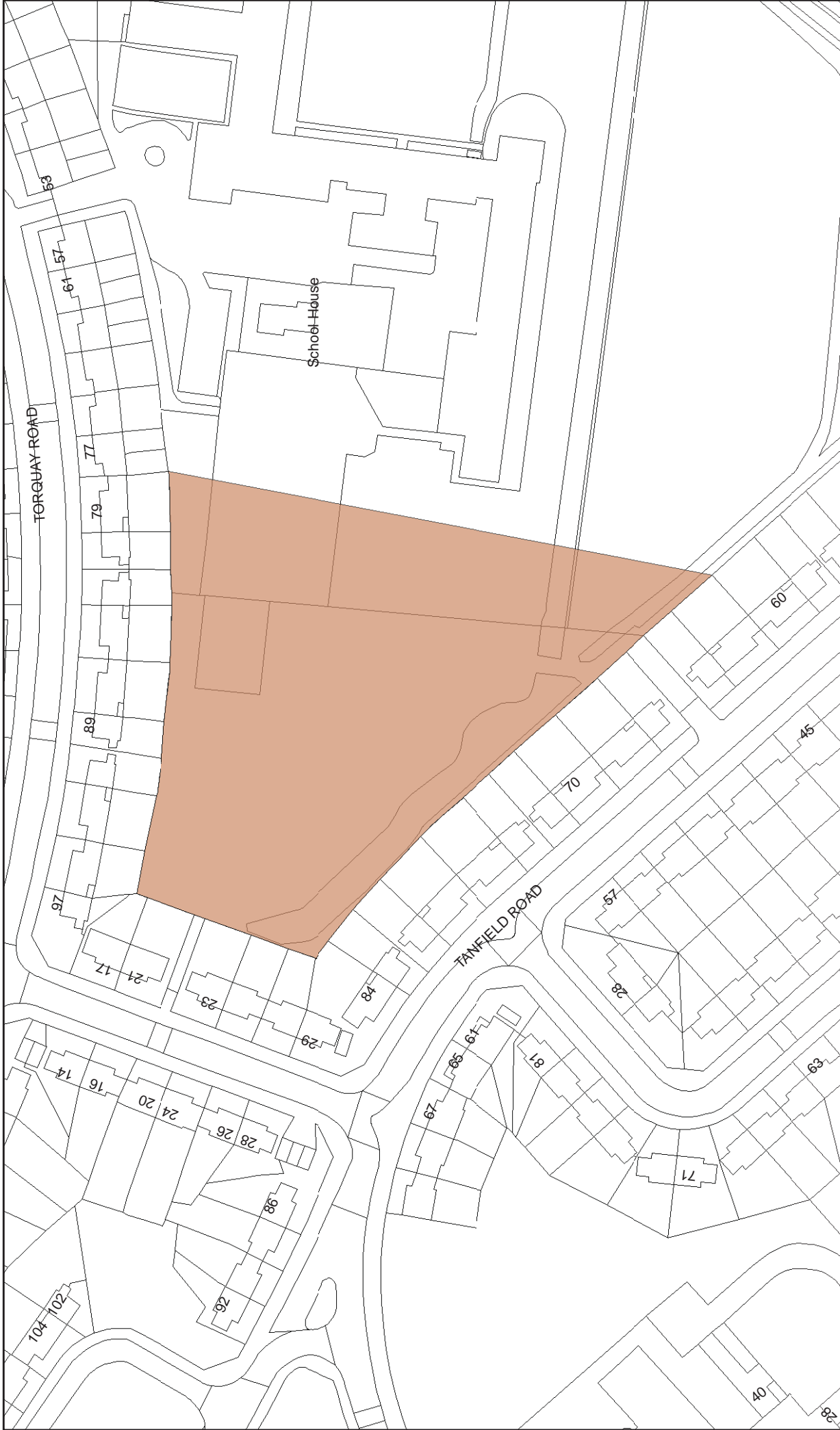
Conclusion on Achievability: Not Achievable


Comment on Achievability: viability Assessment Typology: Medium Brownfield 25

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Development of the site is not achievable due to the access having to come through the (operational) school grounds.

Deliverability

Comment on Deliverability: Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 095: Land at Thorney Close Primary School, Torquay Road
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	100	Site Name:	Ethel Ave / Brewer Terrace, Ryhope Village
Subarea:	Sunderland South		
Ward:	RYHOPE		
PDL or greenfield:	PDL	Capacity:	143
Sieved site?	No	Site area (HA):	4.92
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Planning History

Present Planning Status: Complete – no more units left to build
 Planning App No: 12/02259/FUL
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
	80	63	0						
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: Yes
 Units Completed: 143

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site suitability established through grant of planning permission.

Availability:

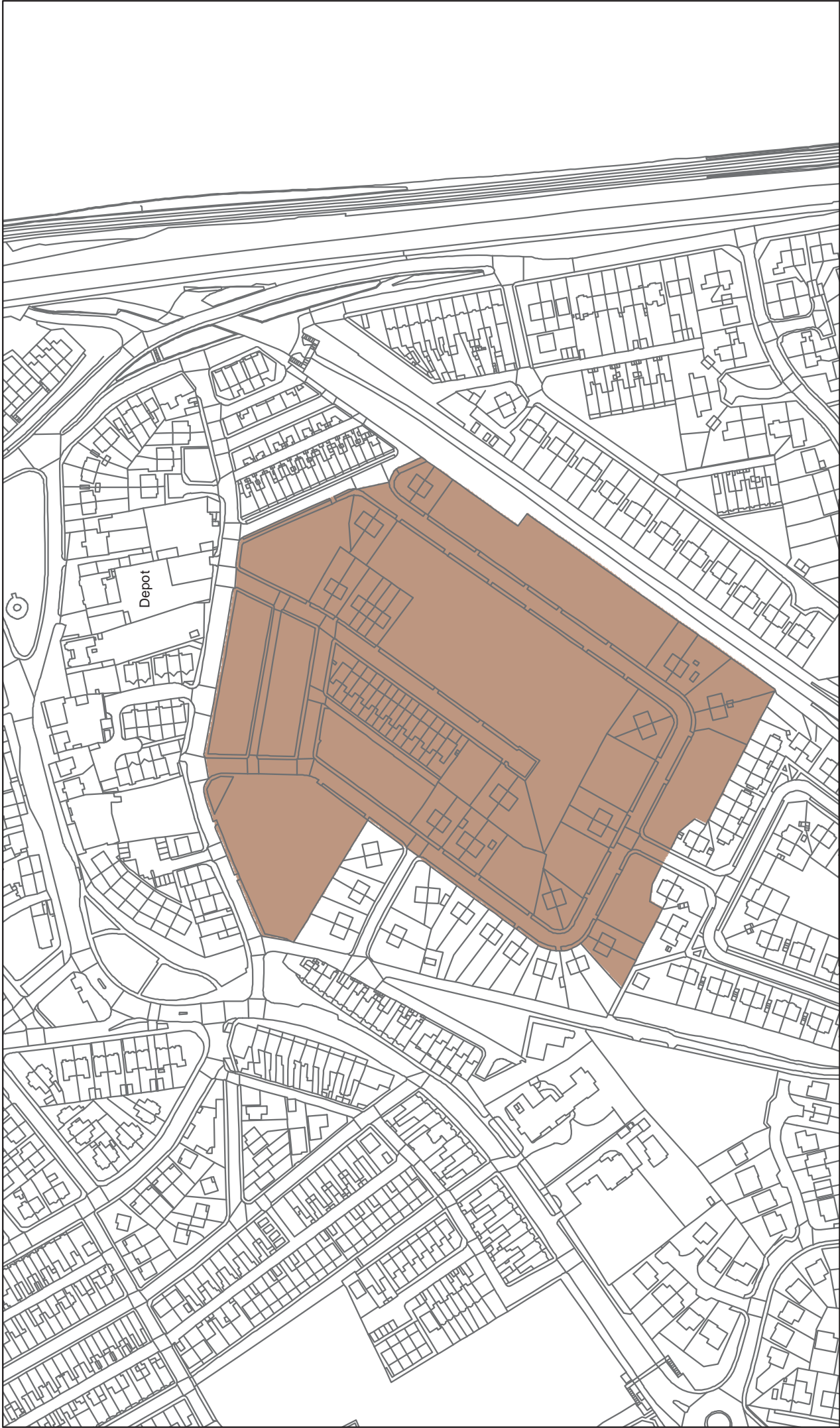
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 150
 Site achievability established through grant of planning permission. Site currently under construction.

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Site currently under construction and expected to deliver the remaining 4 units in the next year. Site now complete.



Project

5 Year Housing Land Supply

Scheme

Site No. 100 : Ryhope Village

Contact

Date **March 2008**

Scale

Drawing No.



North

Revisions

Sunderland City Council

Development and Regeneration Directorate
PO Box 102, Civic Centre
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SHLAA Ref No:	106	Site Name:	High Ford Estate, Flodden Road
Subarea:	Sunderland South		
Ward:	PALLION		
PDL or greenfield:	PDL	Capacity:	285
Sieved site?	No	Site area (HA):	8.37
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

N/A - permitted under construction

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 11/01794/FUL
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
15/16:	0	0	52	33	30	30	30	30	30
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:
20									

Under Construction: Yes
 Units Completed: 52

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site suitability established through grant of planning permission.

Availability:

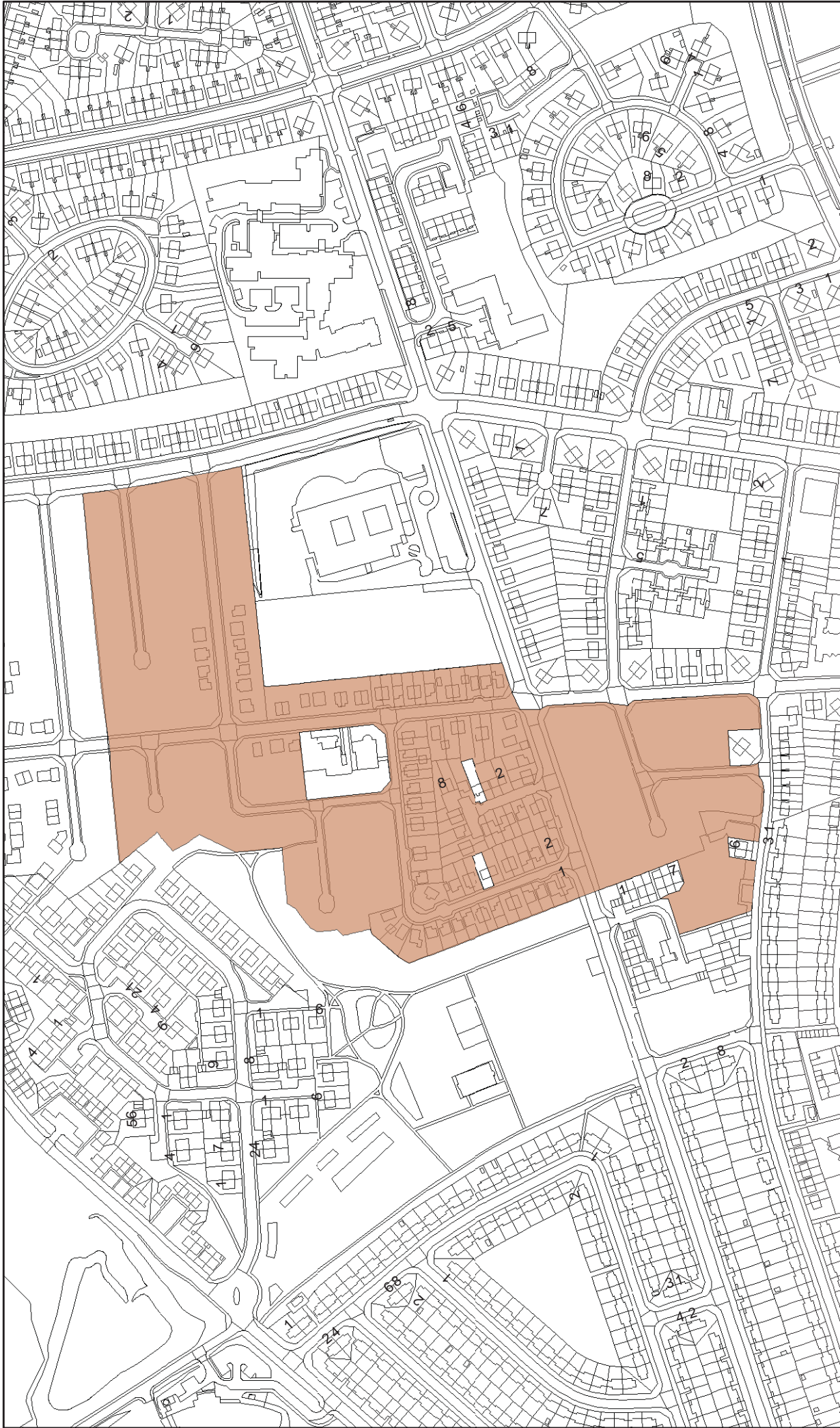
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 150
 Site achievability established through grant of planning permission. Site currently under construction.

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Site is currently under construction and is anticipated to deliver within the 0-5 year period and beyond.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 106: High Ford Estate, Flodden Road
Contact	North
Scale	Not to Scale
Date	July 2017
Revisions	

Sunderland City Council

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SHLAA Ref No:	107	Site Name:	Phases 2-6, Chester Road
Subarea:	Sunderland South		
Ward:	ST ANNES		
PDL or greenfield:	PDL	Capacity:	500
Sieved site?	No	Site area (HA):	16.72
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Within 6km of coast, therefore subject to HRA. Site lies within critical drainage area and is partly affected by 1:30 incidence of surface water flooding

Planning History

Present Planning Status: No planning status

Planning App No:

Student Accomodation: No

Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Application pending

18/00255/FU4

Completions 2015/16 until 2032/33 figures

Prior to

15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
							30	30	30

2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:
30	30	30	30	30	30	30	30	30	140

Under Construction: No

Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Mitigation required. Within 6km of coast, therefore subject to HRA. Site lies within critical drainage area and is partly affected by 1:30 incidence of surface water flooding. Impact on A183/A19 junction to consider. Suitability established for housing due to previous residential use.

Availability:

Conclusion on Availability: Available

Comments on Availability: Registered provider/developer on board have indicated that a housing application is likely to be submitted in 2018.

Achievability:

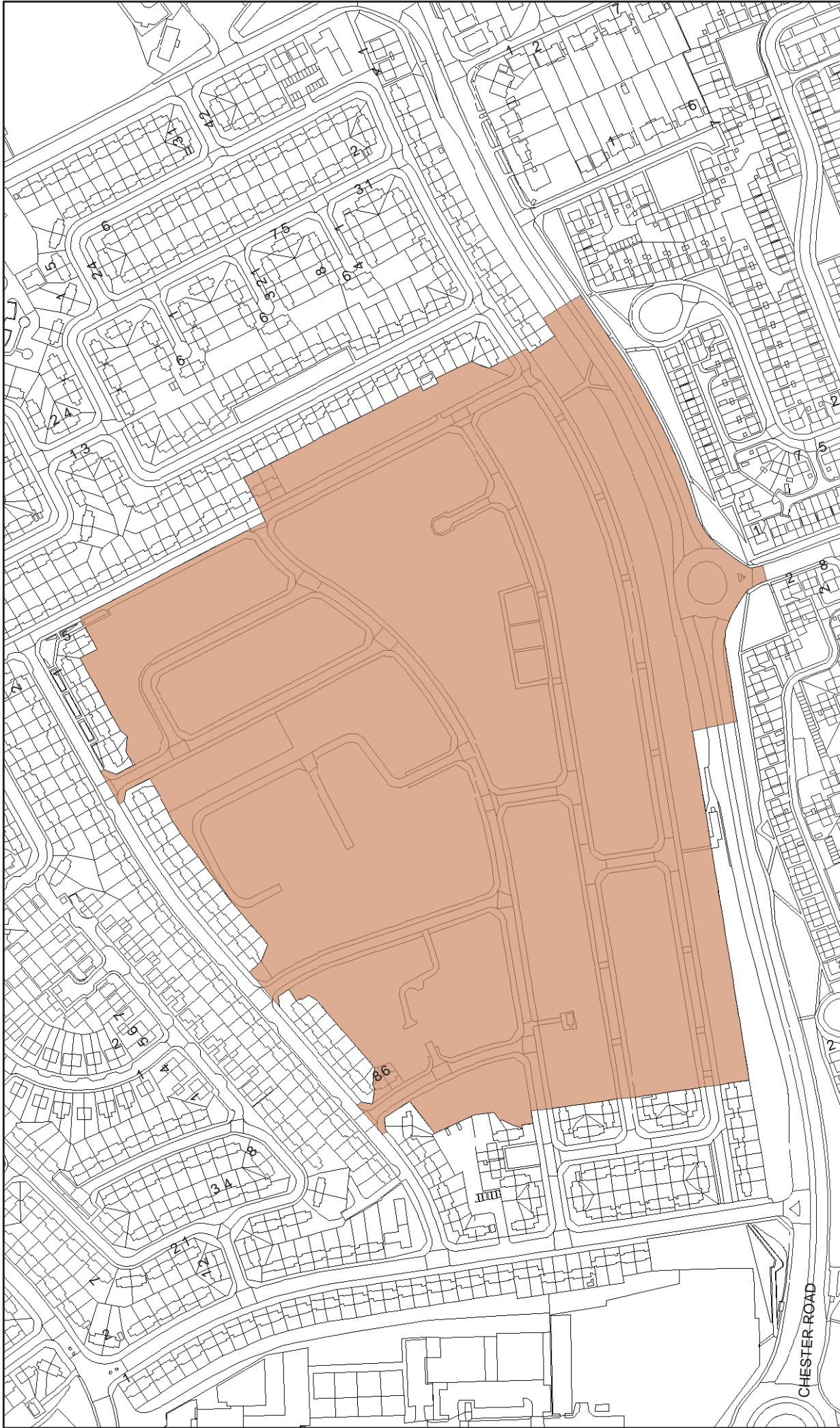
Conclusion on Achievability: Achievable

Comment on Achievability: Viability Assessment Typology: Large Brownfield 500.

Registered provider/developer has indicated that an application for a scheme of 500 units is anticipated early in 2017 indicating, after many years, the market has improved, the site is achievable and progress of the site is moving forward.

Deliverability

Comment on Deliverability: Previous residential use of the site determines its suitability for housing. Development of the site would develop a significant brownfield site within Sunderland and contribute to wider renewal and regeneration priorities. Planning application under consideration for 118 dwellings (Phase 1). This site forms part of the joint venture between the City Council and Gentoo and as such housing needs to be delivered in first 5 years, giving certainty that phase 1 (118 units) will be delivered in years 1-5. As such delivery of units forecasted from years 4 at this point in time. The remainder of the units depened upon the phased delivery of highway infrastructure.



Project Sunderland Strategic Housing Land
Availability Assessment - 2017

Scheme Site No 107: Phases 2-6, Chester Road

Contact

Scale Not to Scale **Date** July 2017



North

Drawing No.

Revisions

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SHLAA Ref No:	117	Site Name:	Dawson and Usher works Hendon
Subarea:	Sunderland South		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	21
Sieved site?	No	Site area (HA):	0.77
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 2km of coast and is therefore subject to HRA. The site is also within close proximity of priority species roosting. Part of the site is affected by 1:100 incidence surface water flooding (<5%) and 1 in 1000 (10%). Potential contamination from previous scrap yards and garage uses. Site lies on the edge of a GI corridor which follows the adjacent railway cutting.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. Site lies within 2km of coast and is therefore subject to HRA. The site is also within close proximity of priority species roosting. Part of the site is affected by 1:100 incidence surface water flooding (<5%) and 1 in 1000 (10%). Potential contamination from previous scrap yards and garage uses. Site lies on the edge of a GI corridor which follows the adjacent railway cutting.

Availability:

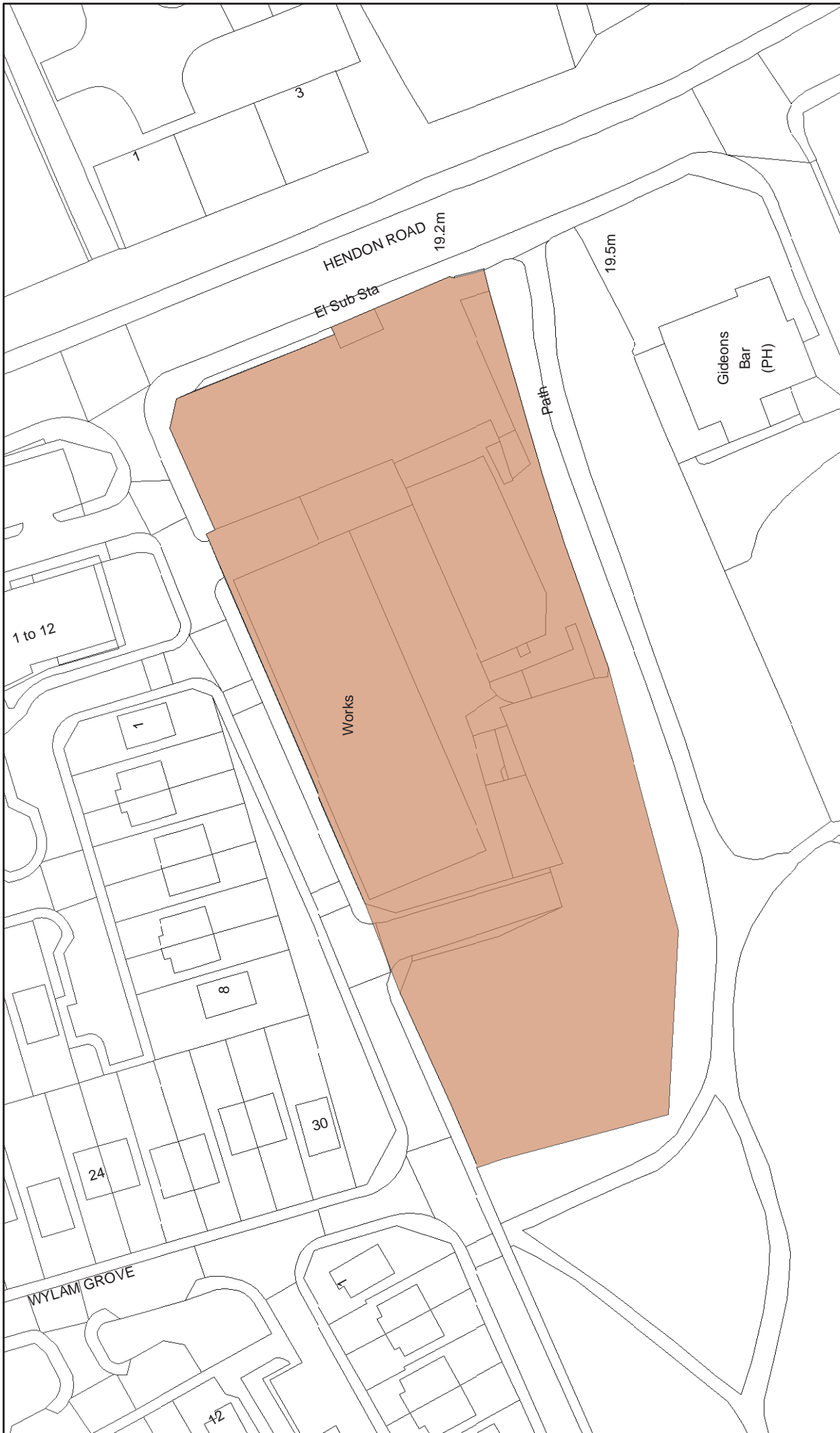
Conclusion on Availability: Available
 Comments on Availability: No known constraints to availability at this point in time.

Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Brownfield 25.
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.

Deliverability

Comment on Deliverability: Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2017
Contact	Site No 117: Dawson and Usher works Hendon
Scale	Not to Scale
Date	July 2017
Revisions	North

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SHLAA Ref No:	118	Site Name:	Belford House, Ashcroft and Belford Close
Subarea:	Sunderland South		
Ward:	ST MICHAELS		
PDL or greenfield:	Mixed (50/50)	Capacity:	8
Sieved site?	No	Site area (HA):	0.78
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

N/A - permitted under construction

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 15/01804/FU4
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
			5	3					
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site suitability established through grant of planning permission.

Availability:

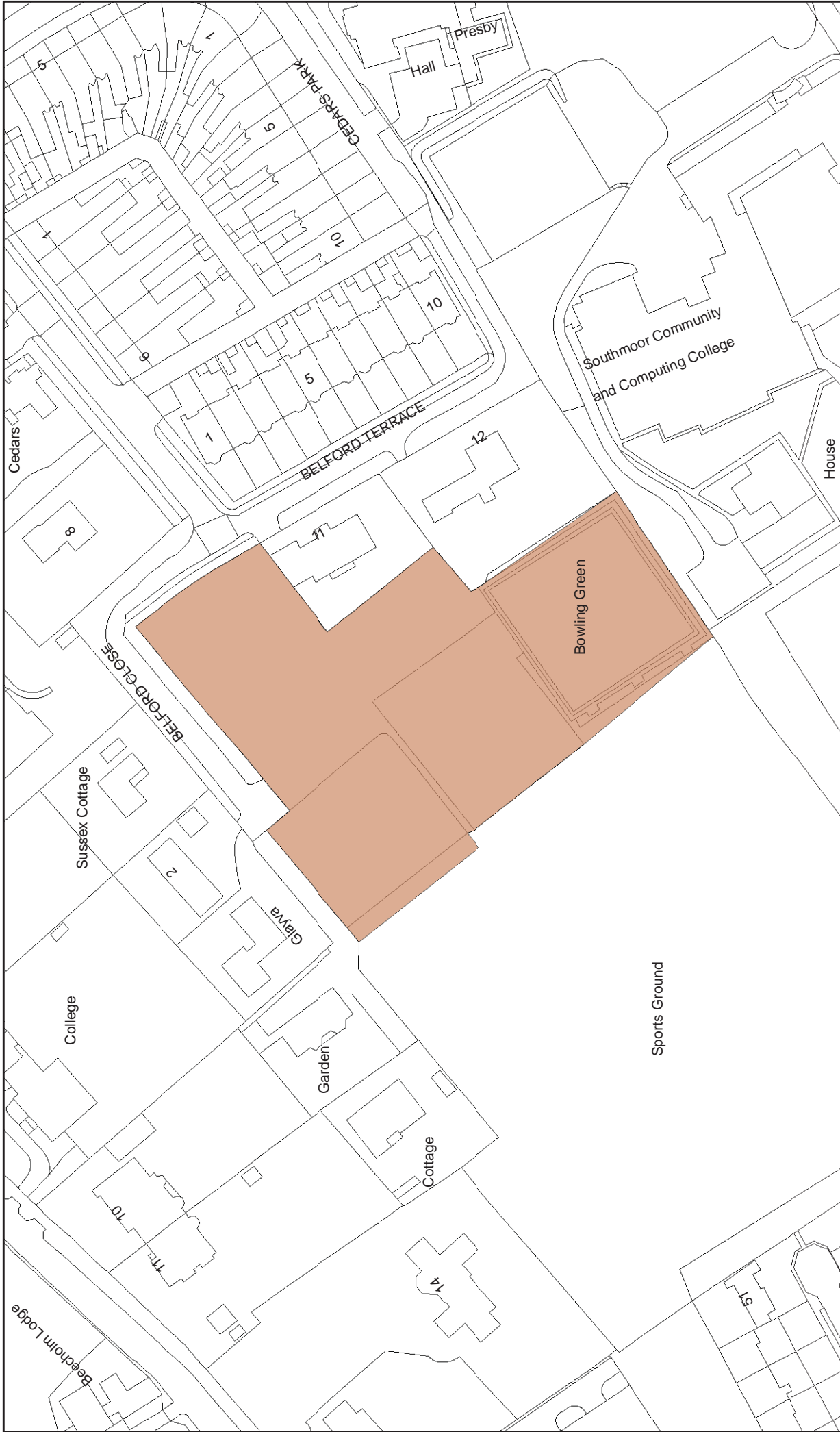
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Small Brown 7.
 Site achievability established through grant of planning permission. Site currently under construction.

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Site is currently under construction. Site expected to deliver 8 units in the 0-5 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 118: Belford House, Ashcroft and Belford Close
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	147	Site Name:	Site of Greenway House, Nookside
Subarea:	Sunderland South		
Ward:	ST ANNES		
PDL or greenfield:	PDL	Capacity:	75
Sieved site?	No	Site area (HA):	1.65
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Site contains Tree Preservation Orders. Within 6km of coast, therefore subject to HRA. Protected species evident on site. Local historic significance. Provides private greenspace and woodland, part of a green infrastructure corridor. Lies within a Critical Drainage Area and partly affected by 1:30 incidence surface water flooding.

Planning History

Planning History 2

Present Planning Status: Permitted – not started
 Planning App No: 16/02081/SU4
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
					15	30	30		
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. Site contains Tree Preservation Orders. Within 6km of coast, therefore subject to HRA. Protected species evident on site. Local historic significance. Provides private greenspace and woodland, part of a green infrastructure corridor. Lies within a Critical Drainage Area and partly affected by 1:30 incidence surface water flooding.

Availability:

Conclusion on Availability: Available
 Comments on Availability: Planning application approved for 75 units establishes the availability of site for housing development.

Achievability:

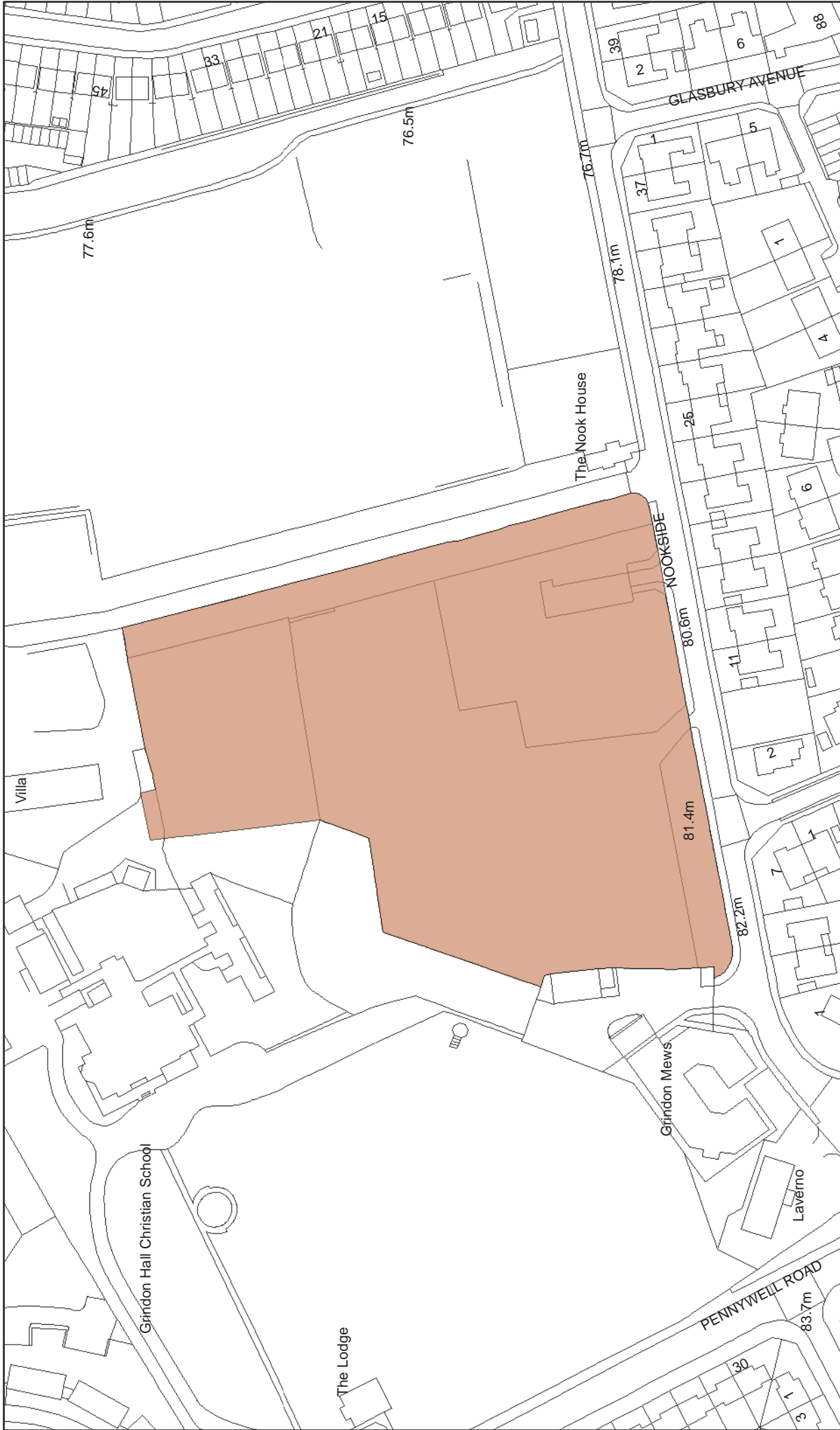
Conclusion on Achievability: Achievable
 Comment on Achievability: Granting of planning permission establishes achievability of site.

Viability Assessment Typology: Large Brownfield 60

Low market value area, with steady rates of recent delivery and moderate rates of developer interest. Below average prices in immediate area. Site specific considerations (TPOs, incidence on site of surface water flooding, HRA, net developable area/yield may be reduced due to impact of priority species on site). Potential abnormal costs from surface water flooding could impact upon the viability of the site.

Deliverability

Comment on Deliverability: Interest in developing the site for housing. Full application approved. Site could start to deliver units within 1-5.



Project	Sunderland Strategic Housing Land
Scheme	Site No 147: Site of Greenway House, Nookside
Contact	North
Scale	Not to Scale
Date	January 2018
Revisions	

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SHLAA Ref No:	152	Site Name:	North of Burdon Village, Burdon Lane
Subarea:	Sunderland South		
Ward:	DOXFORD		
PDL or greenfield:	Greenfield	Capacity:	56
Sieved site?	No	Site area (HA):	3.76
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 6km of coastal wildlife corridor therefore is subject to HRA. The site lies in proximity to ponds and roosting for priority species. It forms part of the strategic wildlife corridor linking the coast inland towards Hetton and Houghton. Adjoins historic settlement of Burdon (a proposed conservation area) and within setting of Grade II listed Burdon Hall. Site lies within 1:30 incidence of surface water flooding <5%. Part of strategic GI corridor linking Houghton to Cherry Knowle Dene and the coast.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	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:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

Site lies within 6km of coastal wildlife corridor therefore is subject to HRA. The site lies in proximity to ponds and roosting for priority species. It forms part of the strategic wildlife corridor linking the coast inland towards Hetton and Houghton. Adjoins historic settlement of Burdon (a proposed conservation area) and within setting of Grade II listed Burdon Hall.

Availability:

Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 75
 Viability Assessment Typology indicates that this typology of site is likely to be viable.

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017		
Scheme	Site No 152: North of Burdon Village, Burdon Lane		
Contact		Date	July 2017
Scale	Not to Scale		North
Drawing No.			Revisions

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SHLAA Ref No:	156	Site Name:	Ex North Block, Stockton Road
Subarea:	Sunderland South		
Ward:	RYHOPE		
PDL or greenfield:	Greenfield	Capacity:	34
Sieved site?	No	Site area (HA):	1.25
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 2km of coastal wildlife corridor therefore subject to HRA. Site lies within source protection zone and is partly affected by 1:100 surface water flooding (<5%) and 1 in 1000 (10%). The site provides greenspace for the local area in which the area is deficient.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. Site lies within 2km of coastal wildlife corridor therefore subject to HRA. Site lies within source protection zone and is partly affected by 1:100 surface water flooding (<5%) and 1 in 1000 (10%). The site provides greenspace for the local area in which the area is deficient. Improvements to adjacent roundabout may be required.

Availability:

Conclusion on Availability: Not Available
 Comments on Availability: Council owned site identified as low priority for disposal. Uncertainties regarding the sites availability for housing.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Greenfield 35.
 Viability Assessment Typology indicates that this typology of site is likely to be viable

Deliverability

Comment on Deliverability: Potential issues with site availability discounts this site from Sunderland's housing supply at this point in time.

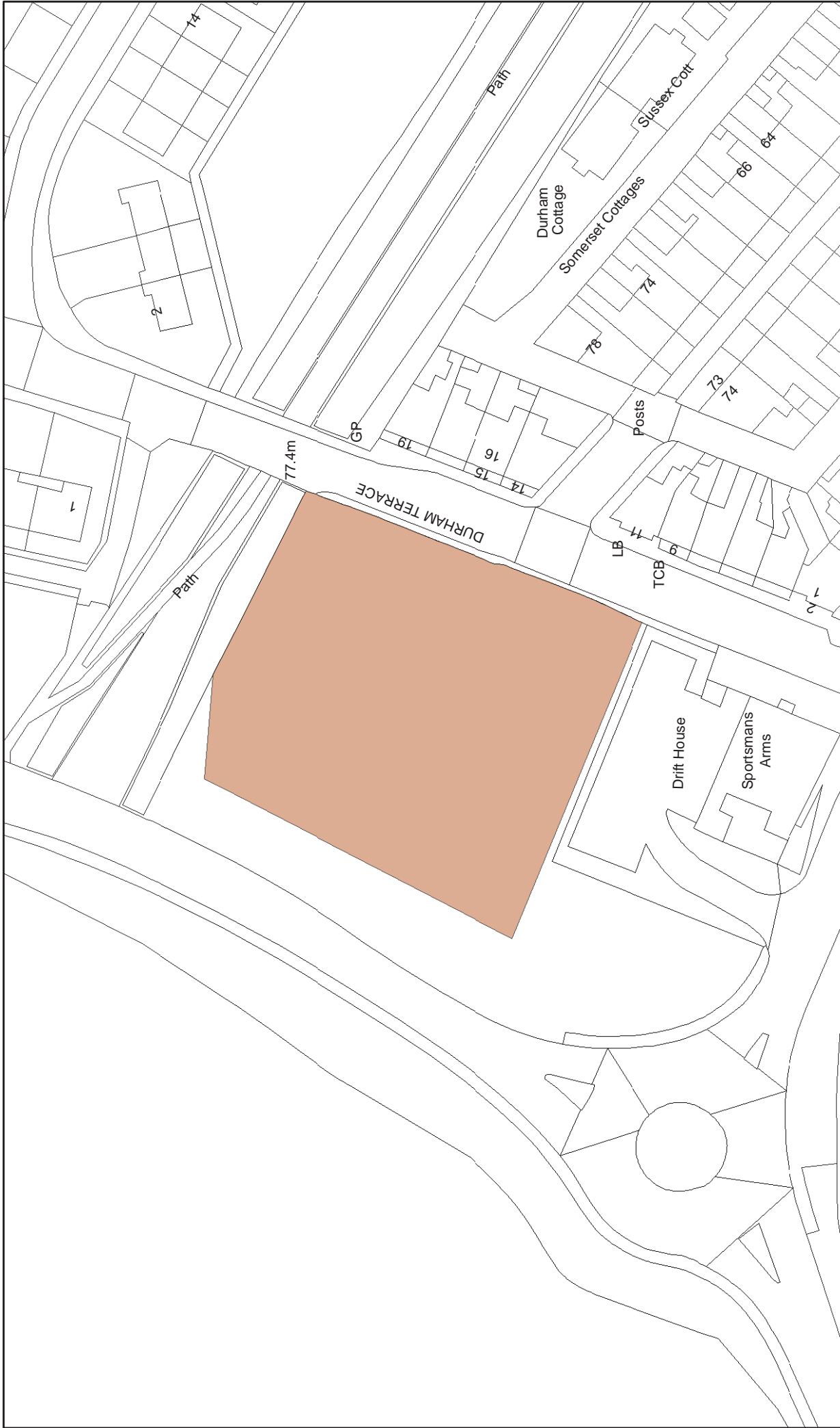


Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 156: Ex North Block, Stockton Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 159: Land adjacent to The Scullery Restaurant
Contact	North
Scale	Not to Scale
Date	July 2017
Revisions	

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SHLAA Ref No:	160	Site Name:	East of Silksworth Lane, High Newport
Subarea:	Sunderland South		
Ward:	SILKSWORTH		
PDL or greenfield:	Greenfield	Capacity:	75
Sieved site?	No	Site area (HA):	0.69
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 6km of coastal wildlife corridor and is therefore subject to HRA. The site also forms the edge of a wildlife corridor and is in close proximity to ponds and protected species. There is evidence of farmland and garden birds in the area. Low incidence of groundwater flooding. Surface water flooding 1 in 1000 incidence 5%. The site forms part of a Green Infrastructure corridor that links Silksworth Recreation Centre to the Tunstall Hills

Planning History

Planning History 2

Present Planning Status: Complete – no more units left to build
 Planning App No: 15/01072/FU4
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): Yes

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
			75						
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Grant of planning permission determines suitability.

Availability:

Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission

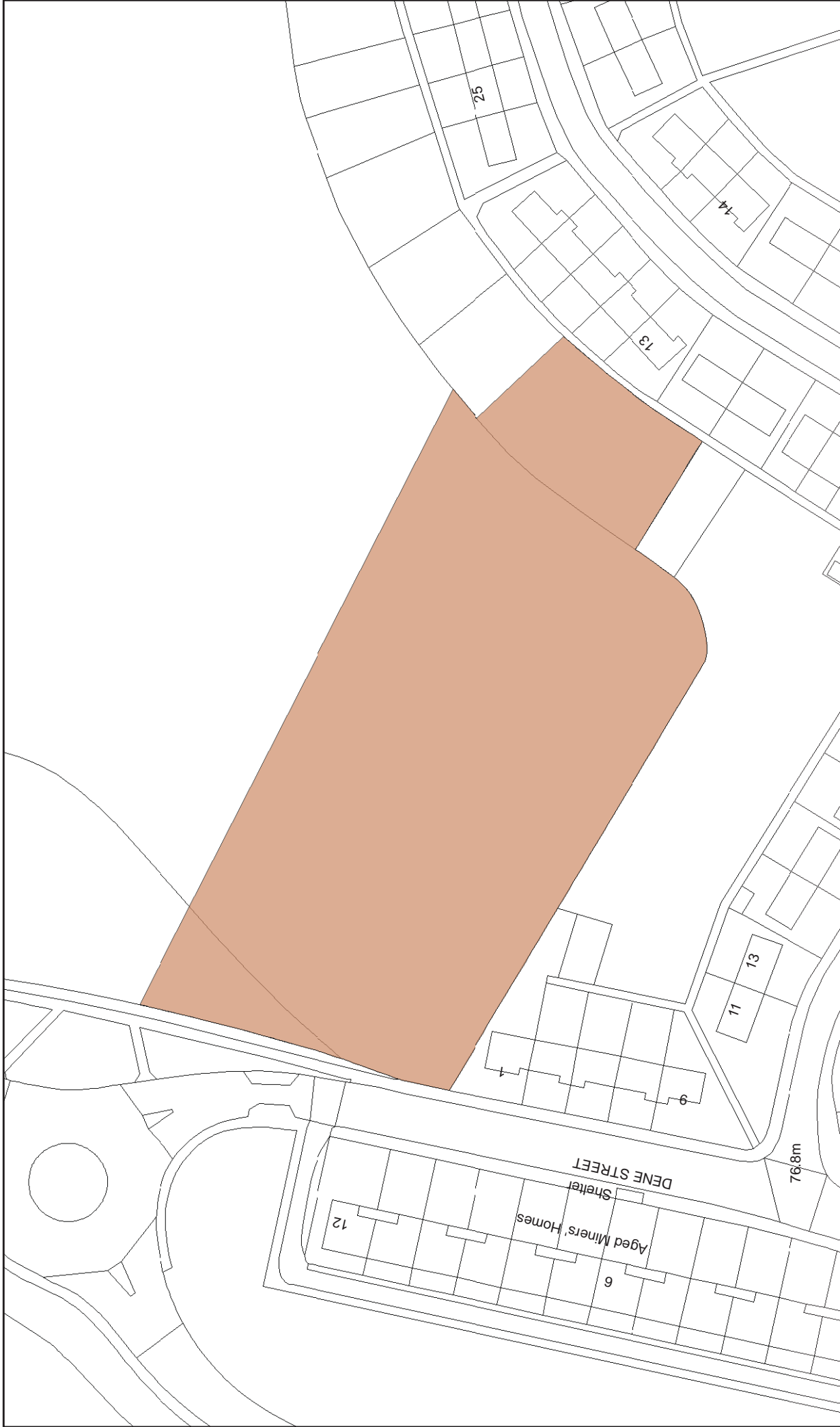
Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 75

Mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate area. Site achievability established through grant of planning permission. Site currently under construction.

Deliverability

Comment on Deliverability: Site is currently under construction. 77 extra care apartments anticipated to be completed in 0-5 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 160: East of Silksworth Lane, High Newport
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	163	Site Name:	Amberley Street and Harrogate Street, land at - Mowbray Road
Subarea:	Sunderland South		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	79
Sieved site?	No	Site area (HA):	3.48
Included in Supply?	Yes	Deliverable/Developable:	6-10 years

Constraints

Site lies within 2km of the coastal wildlife corridor and therefore is subject to HRA. Local archaeological significance. Site lies within critical drainage area and provides amenity greenspace.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	
	19	30	30							

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. Site lies within 2km of the coastal wildlife corridor and therefore is subject to HRA. Local archaeological significance. Site lies within critical drainage area and provides amenity greenspace.

Availability:

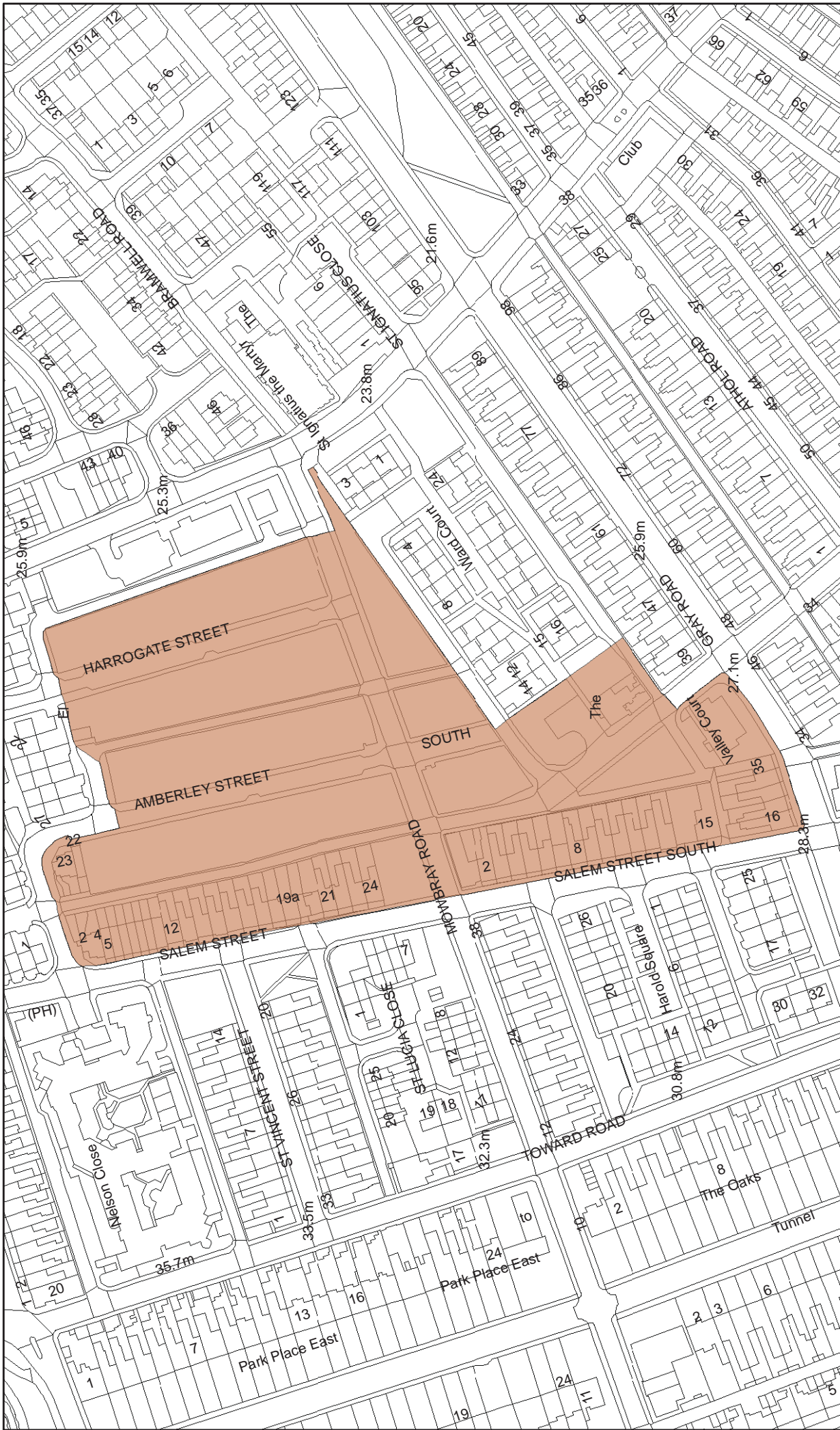
Conclusion on Availability: Available
 Comments on Availability: No known constraints to availability at this point in time.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 60
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. However, the site is being progressed by Back on the Map and a Registered Provider.

Deliverability

Comment on Deliverability: Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, however the site is being progressed by Back on the Map and a registered provider and as such considered developable during the plan period, with completions expected in years 6-10.



Project	Sunderland Strategic Housing Land
Scheme	Site No 163: Amberley Street and Harrogate Street, land at - Mowbray Road
Contact	
Scale	Not to Scale
Date	July 2017
North	North
Revisions	

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SHLAA Ref No:	169	Site Name:	Former Covent Garden site, Cork Street
Subarea:	Sunderland South		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	8
Sieved site?	No	Site area (HA):	0.30
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. Former East End Garth. Lies within the historic village boundary of the East End. The site lies within the source protection zone. Low incidence potential of groundwater flooding. The site provides amenity greenspace.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. Former East End Garth. Lies within the historic village boundary of the East End. The site lies within the source protection zone. Low incidence potential of groundwater flooding. The site provides amenity greenspace.

Availability:

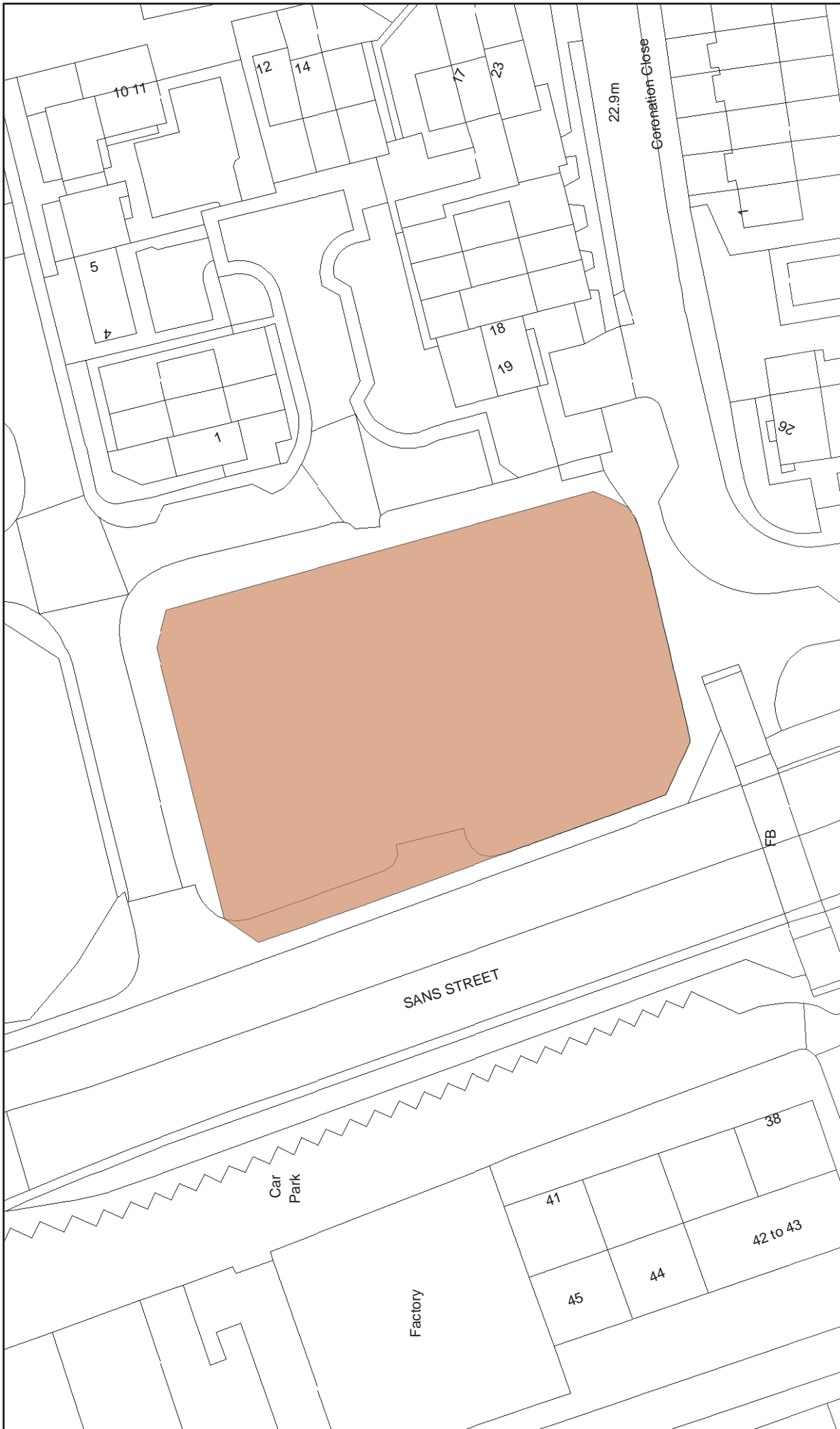
Conclusion on Availability: Not Available
 Comments on Availability: Council owned site identified as low priority for disposal. Uncertainties regarding the sites availability for housing.

Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Small Brownfield 7

Deliverability

Comment on Deliverability: The site's availability for housing in the plan period is uncertain due to the site's low priority for diposal at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 169: Former Covent Garden site, Cork Street
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	171	Site Name:	Site of former Pallion Station, Ferndale Terrace
Subarea:	Sunderland South		
Ward:	PALLION		
PDL or greenfield:	PDL	Capacity:	11
Sieved site?	No	Site area (HA):	0.40
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 6km of coastal wildlife corridor and is therefore subject to HRA. Local archaeological significance - former railway site. Low incidence potential of groundwater flooding. The site provides amenity greenspace and forms part of the Metro Cycleway from South Hylton to Sunderland

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. PDL, site lies within 6km of coastal wildlife corridor and is therefore subject to HRA. Local archaeological significance on site - former railway site which would require mitigation. Low incidence potential of groundwater flooding. The site provides amenity greenspace and forms part of the Metro Cycleway from South Hylton to Sunderland. School capacity issues.

Availability:

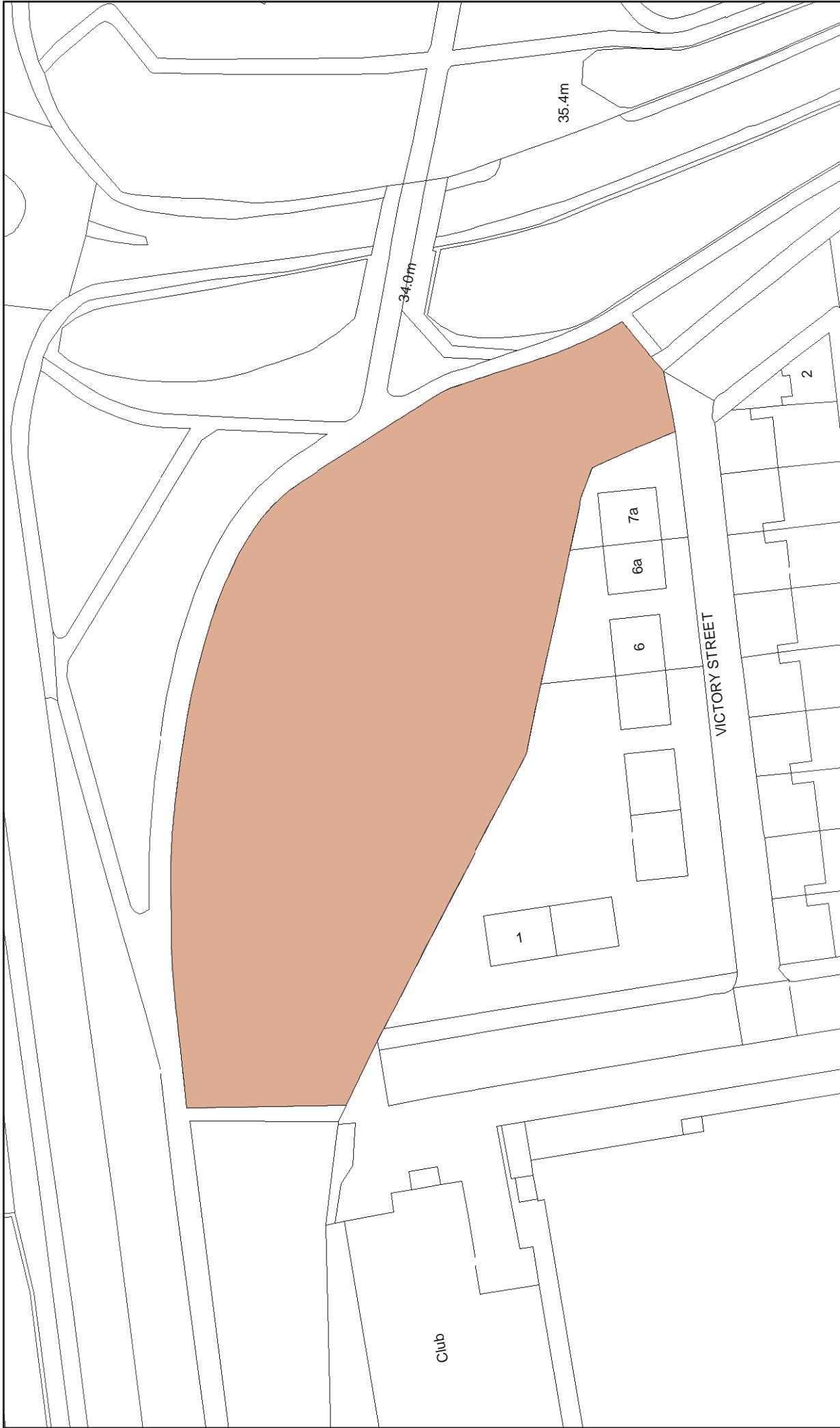
Conclusion on Availability: Not Available
 Comments on Availability: Council owned site identified as low priority for disposal. Uncertainties regarding the sites availability for housing.

Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Small Brownfield 11.
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Site has been available for disposal for a number of years but it is yet to be sold and developed. Site may have abnormal costs associated with archaeological significance and biodiversity constraints on site.

Deliverability

Comment on Deliverability: Potential issues with site availability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 171 : Site of former Pallion Station, Ferndale Terrace
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	183	Site Name:	Ashburn House, Ryhope Road
Subarea:	Sunderland South		
Ward:	ST MICHAELS		
PDL or greenfield:	PDL	Capacity:	10
Sieved site?	No	Site area (HA):	1.08
Included in Supply?	Yes	Deliverable/Developable:	6-10 years

Constraints

The site lies within Ashbrooke which is regarded as an area of higher landscape value. Site lies within the 2km of the coastal wildlife corridor and therefore subject to HRA. Site contains Ashburn House Grade II listed building, building (and gardens) dates back to 1830's. Surrounded by land within Ashbrooke Conservation area. The site lies within a critical drainage area. The site contains mature trees and lies within a GI corridor that seeks to link Mowbray Park, Backhouse Park and Tunstall Hills.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:
		10								

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Mitigation required. The site lies within Ashbrooke which is regarded as an area of higher landscape value. Site lies within the 2km of the coastal wildlife corridor and therefore subject to HRA. Site contains Ashburn House Grade II listed building, building (and gardens) dates back to 1830's. Surrounded by land within Ashbrooke Conservation area. The site lies within a critical drainage area. The site contains mature trees and lies within a GI corridor that seeks to link Mowbray park, Backhouse Park and Tunstall Hills.

Availability:

Conclusion on Availability: Available

Comments on Availability: University have indicated that developer interest has been secured and parties will enter into sale contract once outstanding legal issues have been addressed.

Achievability:

Conclusion on Achievability: Achievable

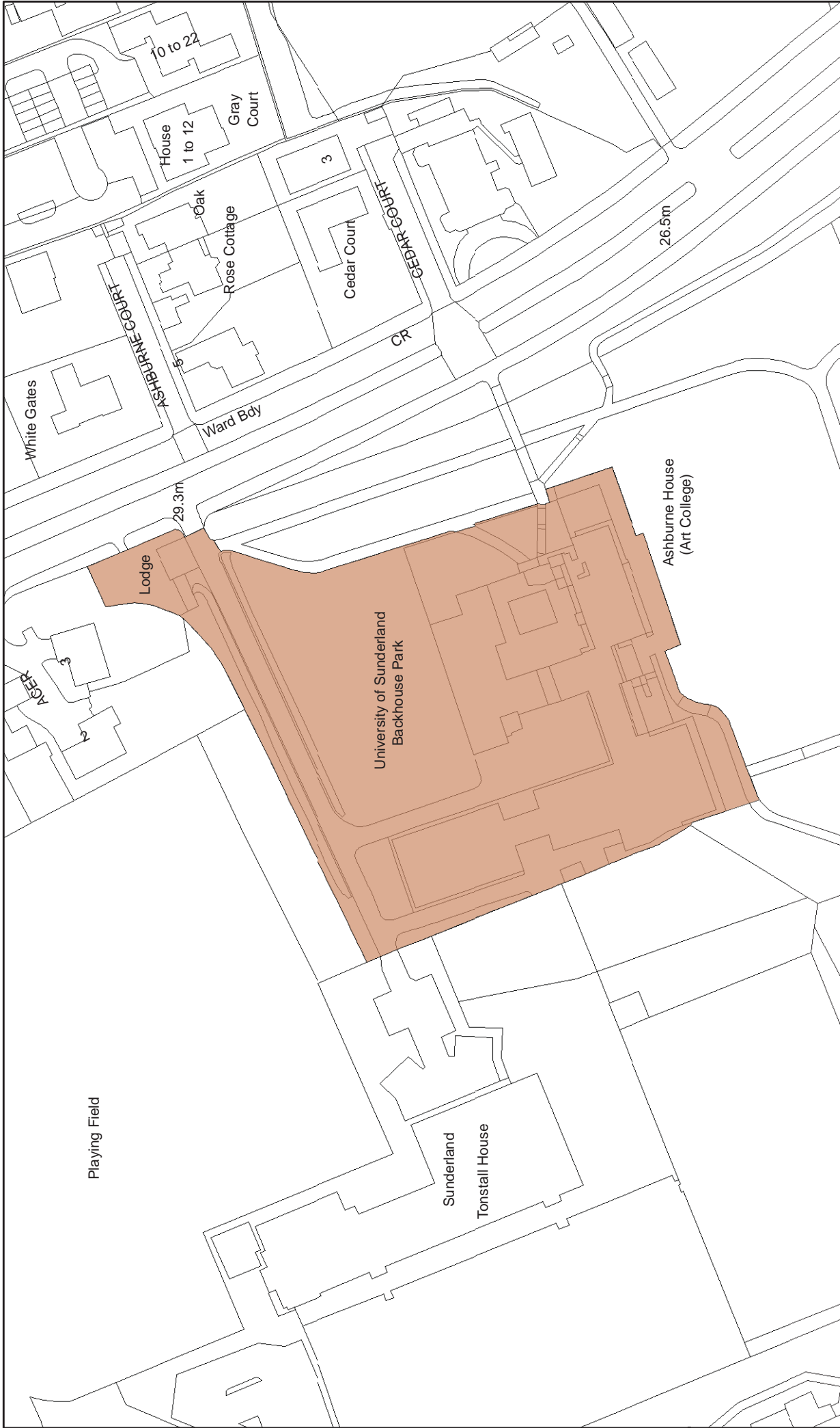
Comment on Achievability: Viability Assessment Typology: Small Brownfield 7

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. However, from local knowledge, this area is a very good market area and in this location housing development is considered viable.

Deliverability

Comment on Deliverability:

The University are disposing of the land and there is developer interest in the site. The site is subject to a number of covenants before it can be released. The University have confirmed that these are in the process of being overcome and as such anticipate progression with the site over the next few years. It is therefore considered that completions will be expected on the site within years 6-10. The Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, however, local knowledge indicates that this site is within a good market area and the university have confirmed developer interest, as such is considered achievable.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 183: Ashburn House, Ryhope Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council

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SHLAA Ref No:	186	Site Name:	University Precinct, Chester Road
Subarea:	Sunderland South		
Ward:	MILLFIELD		
PDL or greenfield:	PDL	Capacity:	40
Sieved site?	No	Site area (HA):	1.40
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Within 6km of coastal wildlife corridor therefore site is subject to HRA. Local archaeological importance (original alignment of Hetton Colliery Railway). Site lies within a critical drainage area. Site links to a narrow GO corridor that follows the alignment of the former Hetton Colliery Railway, from Silksworth to the River Wear (Festival Park). Provides a small proportion of amenity greenspace.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to
 15/16: 2015/16: 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:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. Within 6km of coastal wildlife corridor therefore site is subject to HRA. Local archaeological importance (original alignment of Hetton Colliery Railway). Site lies within a critical drainage area. Site links to a narrow GI corridor that follows the alignment of the former Hetton Colliery Railway, from Silksworth to the River Wear (Festival Park). Provides a small proportion of amenity greenspace. Restricted road access issues.

Availability:

Conclusion on Availability: Not Available
 Comments on Availability: Currently in operational use as student accommodation. Not available at this point in time, although University indicates that the site may become available in years 6-10.

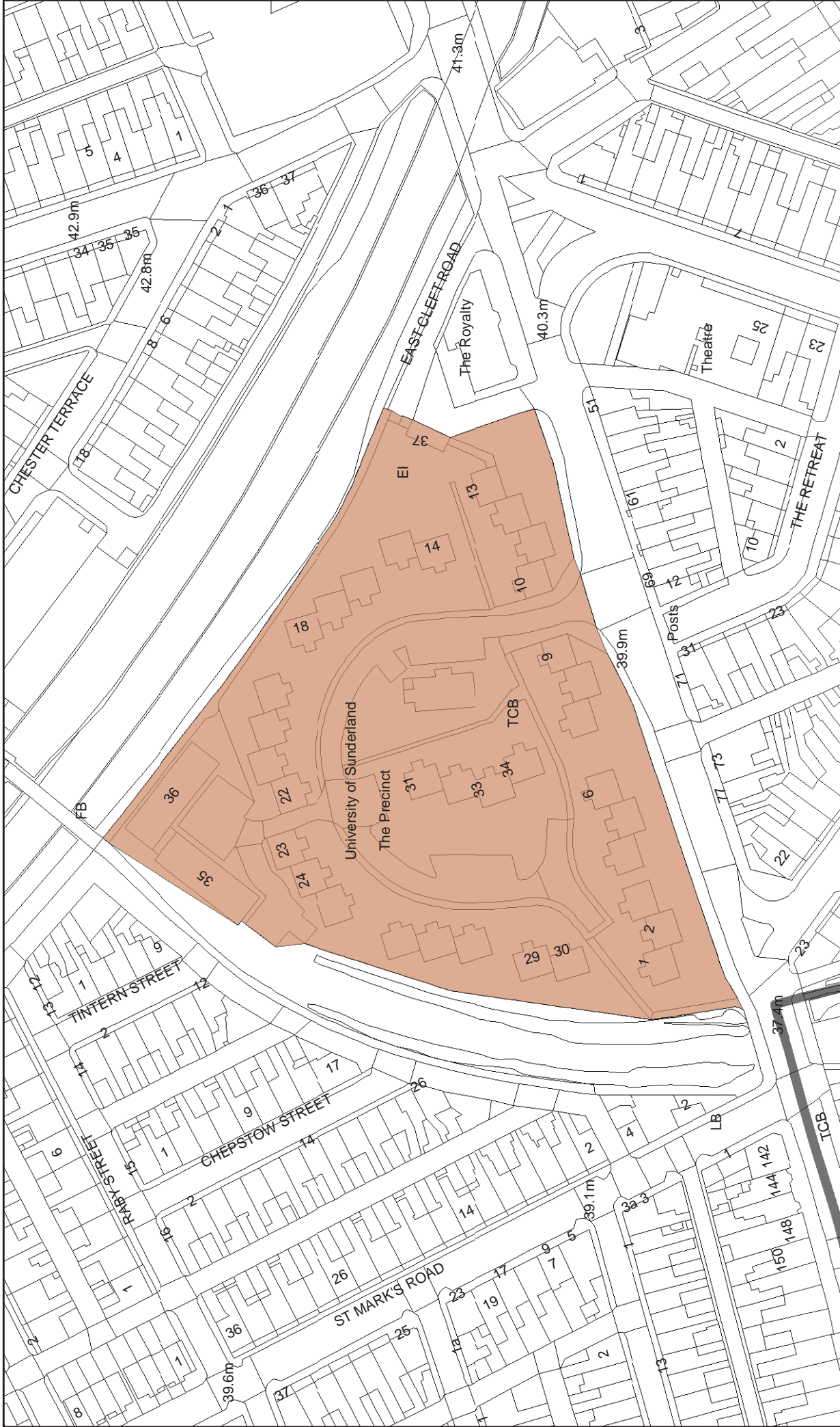
Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Brownfield 25.
 Site specific constraints (HRA, local archaeology). Possible abnormal costs associated with restricted access to the site and demolition and remediation of the site, may impact upon site viability. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.

Deliverability

Comment on Deliverability:

University has indicated that the site is in current operational use as student accommodation, which may become available in the 6-10 year period and would require demolition and remediation of the site. However, uncertainties regarding whether the site will be made available for housing at this point in time remain and associated development costs of the previously developed site may affect the sites viability and deliverability at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 186: University Precinct, Chester Road
Contact	North
Scale	Not to Scale
Date	July 2017
Revisions	

Sunderland City Council

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SHLAA Ref No:	188	Site Name:	Clanny House, Peacock Street West
Subarea:	Sunderland South		
Ward:	PALLION		
PDL or greenfield:	PDL	Capacity:	80
Sieved site?	No	Site area (HA):	2.44
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 6km of coastal wildlife corridor and therefore is subject to HRA. The site is partly affected by 1:100 incidence of surface water flooding (<5%) and 1 in 1000 (5%). Part of the site provides amenity greenspace.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to
 15/16: 2015/16: 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:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. Site lies within 6km of coastal wildlife corridor and therefore is subject to HRA. The site is partly affected by 1:100 incidence of surface water flooding (<5%) and 1 in 1000 (5%). Part of the site provides amenity greenspace. School capacity issues.

Availability:

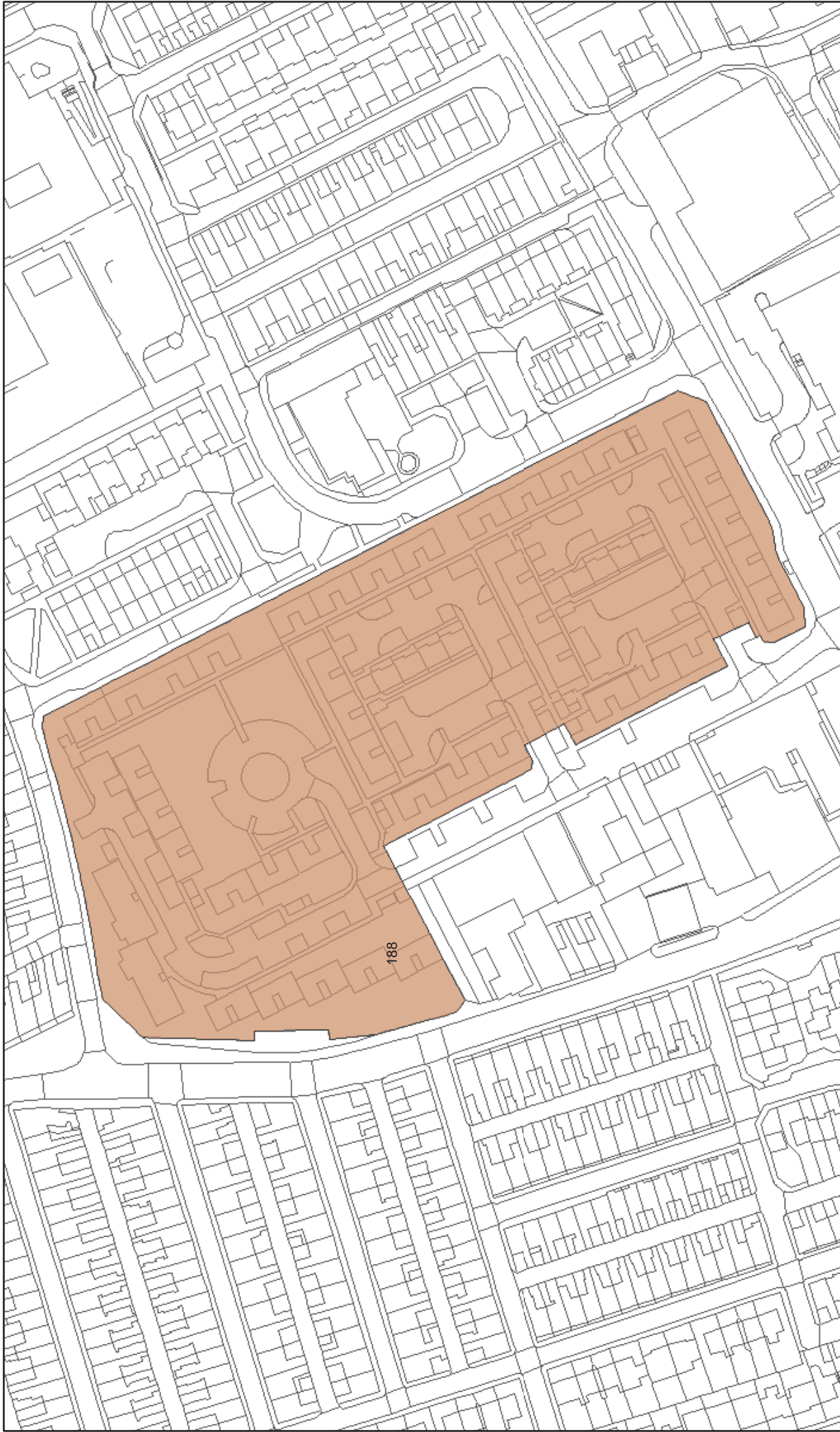
Conclusion on Availability: Not Available
 Comments on Availability: Currently in operational use as student accommodation. Not available at this point in time, although University indicate that the site may become available in years 6-10.

Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 60
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.

Deliverability

Comment on Deliverability: University has indicated that the site is in current operational use as student accommodation, which may become available in the 6-10 year period and would require demolition and remediation of the site. However, uncertainties regarding whether the site will be made available for housing at this point in time remain and associated development costs of the previously developed site may affect the sites viability and deliverability at this point in time.



Project Sunderland Strategic Housing Land
Availability Assessment - 2018

Scheme Site No 188: Clanny House, Peacock St West, Pallion,
Sunderland, SR4 6US

Contact Not to Scale **Date** January 2018



Drawing No.

Revisions

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SHLAA Ref No:	218	Site Name:	Littlewoods Home Shopping Group, land adj to - Commercial Road
Subarea:	Sunderland South		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	27
Sieved site?	No	Site area (HA):	0.93
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 2km of the coastal wildlife corridor therefore is subject to HRA. The site also lies in close proximity to ponds and there is potential impact to nearby LWS. The site lies within a critical drainage area. Within HSE middle blast zone from Port petroleum depot. Possible contamination from previous industrial uses.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Not suitable as site forms existing employment land within the middle blast zone from the port petroleum depot.

Site lies within 2km of the coastal wildlife corridor therefore is subject to HRA. The site also lies in close proximity to ponds and there is potential impact to nearby LWS. The site lies within a critical drainage area. Within HSE middle blast zone from Port petroleum depot. Possible contamination from previous industrial uses.

Availability:

Conclusion on Availability: Available
 Comments on Availability: There are no known availability constraints at this time.

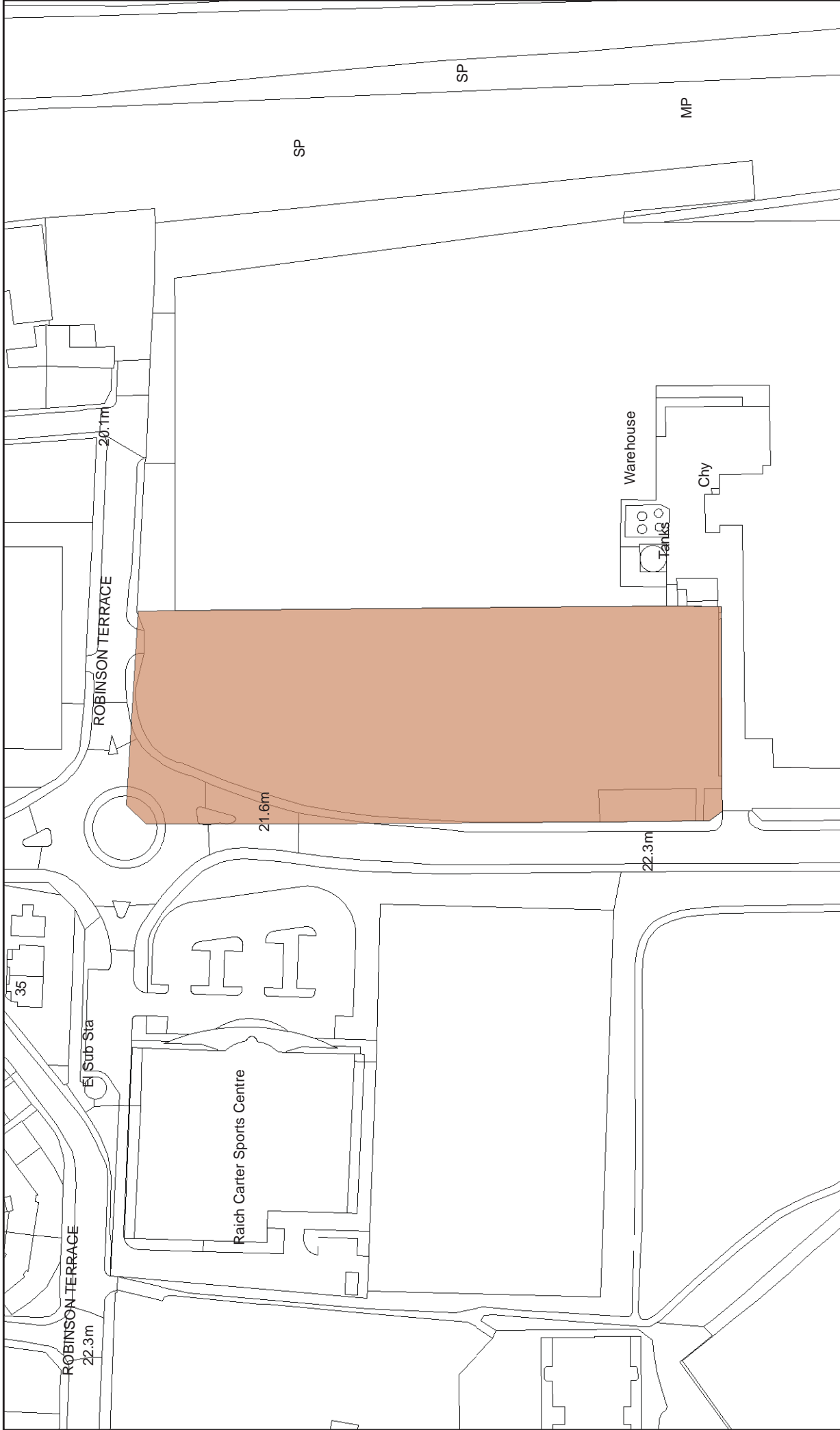
Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Brownfield 25

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Low market value area, with low rates of recent delivery and low developer interest. There are a number of constraints on the site that would require significant mitigation including biodiversity and contamination which may make the site unachievable.

Deliverability

Comment on Deliverability: Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 218: Littlewoods Home Shopping Group, land adj to - Commercial Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	224	Site Name:	Deptford works, Pallion New Road
Subarea:	Sunderland South		
Ward:	MILLFIELD		
PDL or greenfield:	PDL	Capacity:	143
Sieved site?	No	Site area (HA):	6.36
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Lies within an area of historic and high landscape value along the River Wear. Site lies within 6km of the coastal wildlife corridor therefore is subject to HRA. The site also forms a key part of River Wear wildlife corridor. Site is adjacent and within setting of Grade II listed Queen Alexander Bridge. Local archaeological significance in relation to shipbuilding and historic riverside village. Site is partly affected by 1:30 incidence surface water flooding (1%), 1 in 100 (5%) and 1 in 1000 (15%). Eastern side of site with HSE middle and outer blast zones (Deptford). Potential contamination from past industrial uses. The site includes woodland screening and lies within the River Wear strategic GI corridor.

Planning History

Present Planning Status: No planning status
 Planning App No: 11/00917/OUT
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Site to be retained for employment uses as indicated in the ELR.

Lies within an area of historic and high landscape value along the River Wear. Site lies within 6km of the coastal wildlife corridor therefore is subject to HRA. The site also forms a key part of River Wear wildlife corridor. Site is adjacent and within setting of Grade II listed Queen Alexander Bridge. Local archaeological significance in relation to shipbuilding and historic riverside village. Site is partly affected by 1:30 incidence surface water flooding (1%), 1 in 100 (5%) and 1 in 1000 (15%). Eastern side of site with HSE middle and outer blast zones (Deptford). Potential contamination from past industrial uses. The site includes woodland screening and lies within the River Wear strategic GI corridor.

Availability:

Conclusion on Availability: Available

Comments on Availability: The site is available

Achievability:

Conclusion on Achievability: Not Achievable

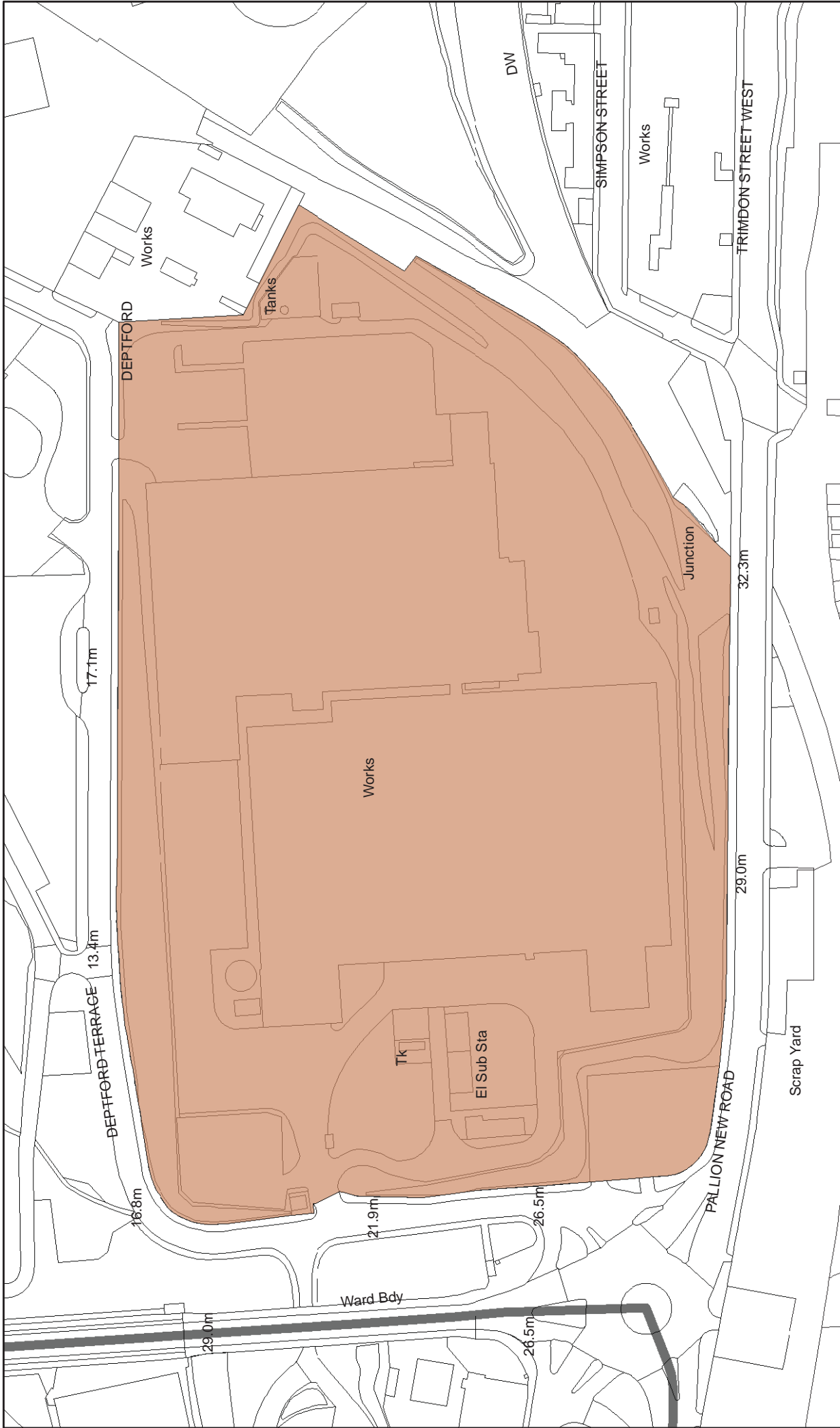
Comment on Achievability:

Viability Assessment Typology: Large Brownfield 150

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. There are a number of issues that would require significant mitigation and could make development unachievable such as biodiversity, flooding, contamination and access. School places are limited in the area and development will put further pressure on these places.

Deliverability**Comment on Deliverability:**

Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 224: Deftford works, Pallion New Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	225	Site Name:	Former Shipyard, Pallion New Road
Subarea:	Sunderland South		
Ward:	PALLION		
PDL or greenfield:	PDL	Capacity:	179
Sieved site?	No	Site area (HA):	11.92
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Lies within an area of historic and high landscape value along the River Wear. Site lies within 6km of coastal wildlife corridor and is therefore subject to HRA. The site also forms a key part of the River Wear wildlife corridor. Site is adjacent and within setting of grade II listed Queen Alexander Bridge. Local archaeological significance relating to shipbuilding and historic riverside village. Part of the site falls within the functional floodplain of the River Wear, and the site includes pockets of 1:30 incidence surface water flooding (5%). Low incidence potential of groundwater flooding

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	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:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Lies within an area of historic and high landscape value along the River Wear. Site lies within 6km of coastal wildlife corridor and is therefore subject to HRA. The site also forms a key part of the River Wear wildlife corridor. Site is adjacent and within setting of grade II listed Queen Alexander Bridge. Local archaeological significance relating to shipbuilding and historic riverside village. Part of the site falls within the functional floodplain of the River Wear, and the site includes pockets of 1:30 incidence surface water flooding (5%). Low incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Not Available

Comments on Availability: ELR recommends that the site could potentially be allocated for other uses. However there is uncertainty around the availability of land for residential use at this point in time.

Achievability:

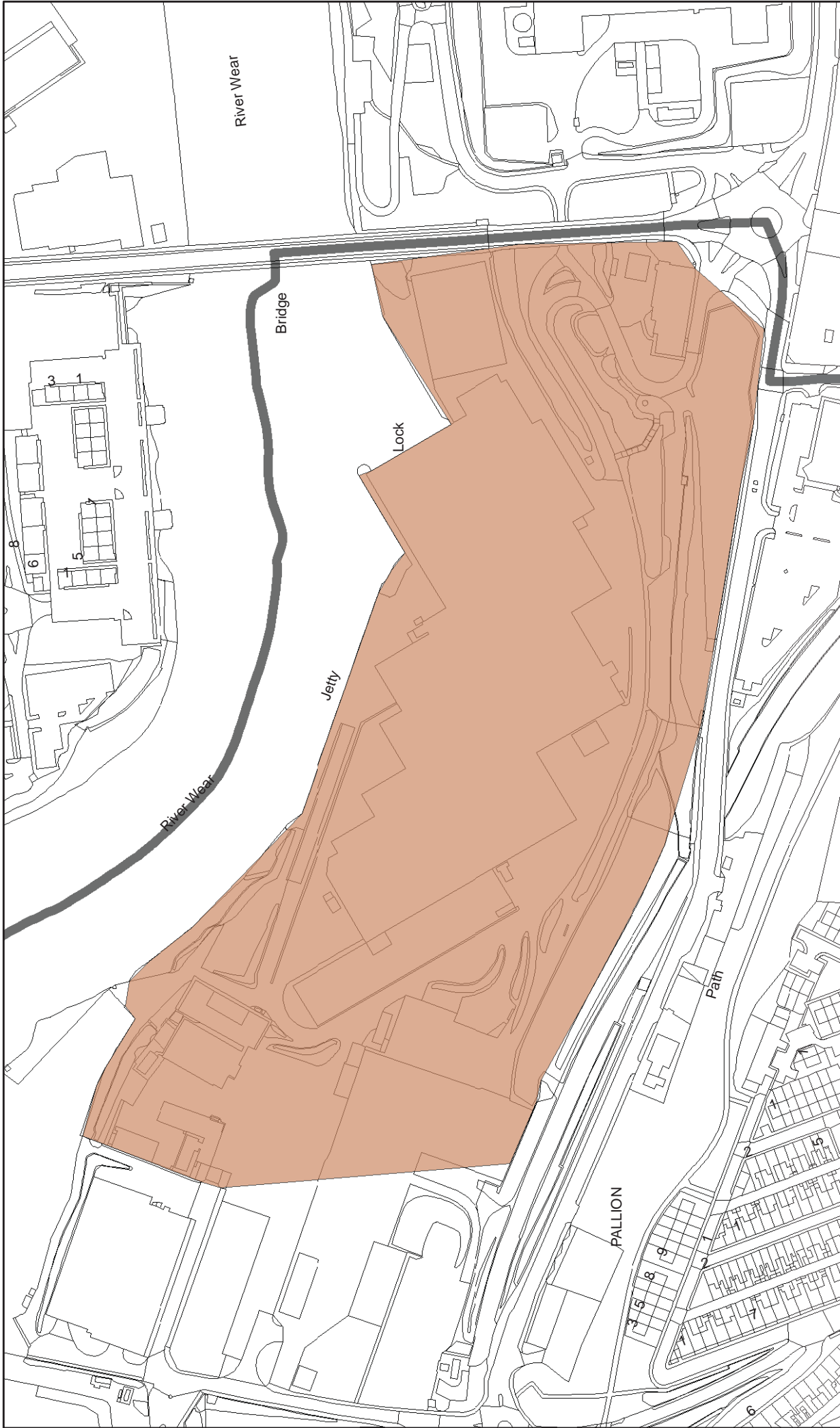
Conclusion on Achievability: Not Achievable

Comment on Achievability: Viability Assessment Typology: Large Brownfield 150.

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.

Deliverability

Comment on Deliverability: Potential issues with site availability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 225: Former Shipyard, Pallion New Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	286	Site Name:	Land to the North of Woodbine Terrace, Pallion Riverside
Subarea:	Sunderland South		
Ward:	PALLION		
PDL or greenfield:	PDL	Capacity:	47
Sieved site?	No	Site area (HA):	1.75
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Lies within an area of historic and high landscape value along the River Wear. Site lies within 6km of the coastal wildlife corridor, and is therefore subject to HRA. The site also forms a key part of the River Wear wildlife Corridor. Local archaeological significance relating to shipbuilding and historic riverside village. The northern edge of the site forms the edge of the River Wear. Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Surface water flooding % of land within 1 in 30 (5%), 1 in 100 (5%) and 1 in 1000 (10%). The site lies within the River Wear strategic Green Infrastructure corridor.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Mitigation required. Lies within an area of historic and high landscape value along the River Wear. Site lies within 6km of the coastal wildlife corridor, and is therefore subject to HRA. The site also forms a key part of the River Wear wildlife Corridor. Local archaeological significance relating to shipbuilding and historic riverside village. The northern edge of the site forms the edge of the River Wear. Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Surface water flooding % of land within 1 in 30 (5%), 1 in 100 (5%) and 1 in 1000 (10%). The site lies within the River Wear strategic Green Infrastructure corridor.

Availability:

Conclusion on Availability: Not Available

Comments on Availability: ELR recommends that the site could be deallocated for employment uses. It is unknown at this point in time whether there would be an intention/willingness to develop for housing

Achievability:

Conclusion on Achievability: Not Achievable

Comment on Achievability: Viability Assessment Typology: Medium Brownfield 60

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.

Deliverability

Comment on Deliverability:

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 286: Land to the North of Woodbine Terrace, Pallion Riverside
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

Sunderland City Council

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SHLAA Ref No:	292	Site Name:	Lisburn Terrace , land at
Subarea:	Sunderland South		
Ward:	PALLION		
PDL or greenfield:	PDL	Capacity:	212
Sieved site?	No	Site area (HA):	6.79
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

N/A - permitted under construction

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 11/00982/REM
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
121	42	26	1	22						
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: Yes
 Units Completed: 189

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site suitability established through grant of planning permission.

Availability:

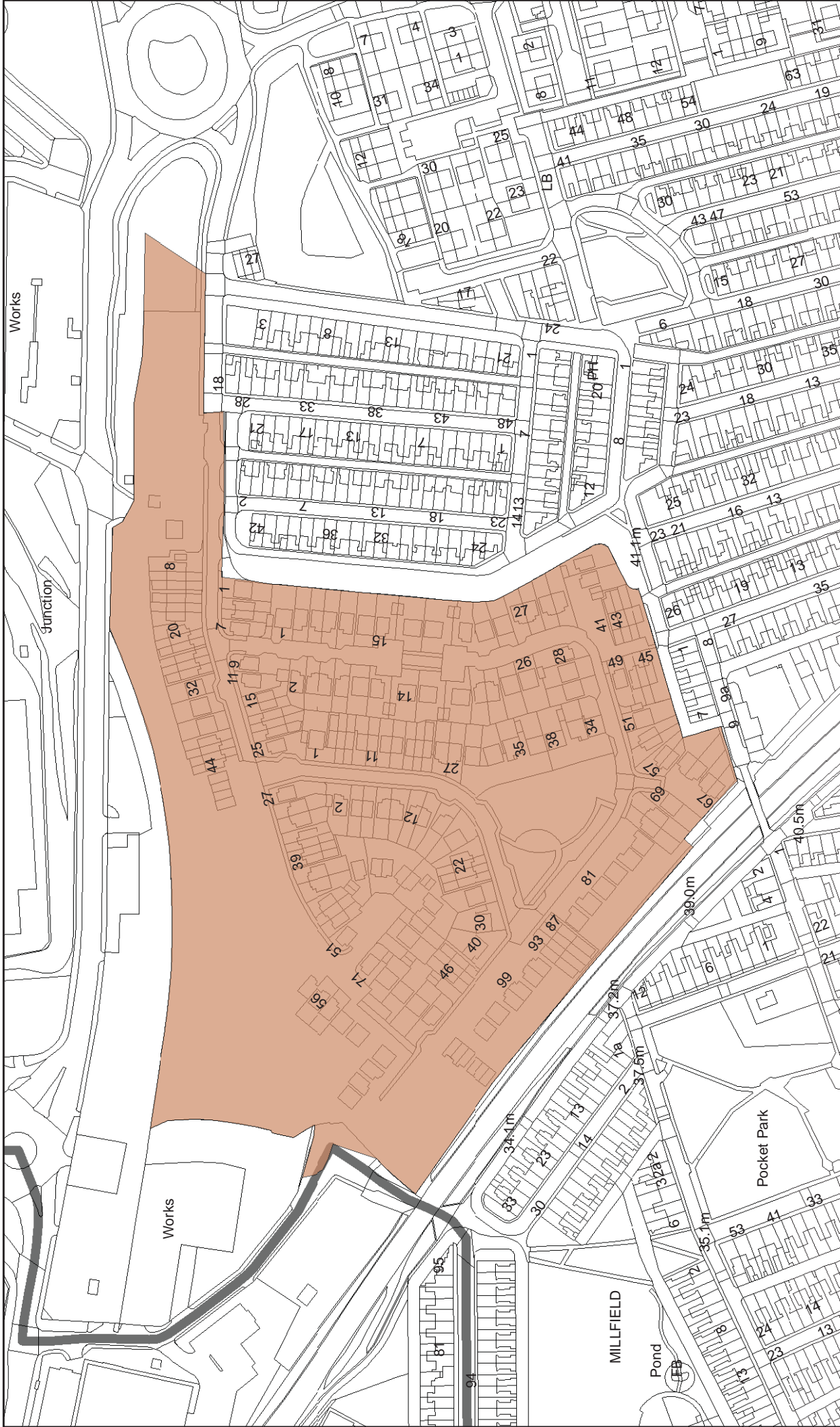
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 150
 Site achievability established through grant of planning permission. Site under construction.

Deliverability

Comment on Deliverability: Site suitability, availability, achievability established through grant of planning permission. Site currently under construction. Site expected to deliver remaining 23 units in the 0-5 year period.



Project	Sunderland Strategic Housing Land
Scheme	Site No 292: Land at Lisburn Terrace
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	294A	Site Name:	Former Paper Mill, Commercial Road (North)
Subarea:	Sunderland South		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	200
Sieved site?	No	Site area (HA):	6.02
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 2km of the coastal wildlife corridor and therefore subject to HRA. The north east part of the site also falls within the Hendon Sidings Proposed Local Wildlife Site area. The site contains pockets of land affected by 1:30 incidence surface water flooding (5%). Low incidence potential of groundwater flooding. Site lies within HSE blast zones from nearby gas cylinders on Commercial Road. The site forms part of the coastal strategic GI corridor and includes a public right way. Possible contamination from previous uses.

Planning History

Planning History 2

Present Planning Status: Lapsed permission
 Planning App No: 10/02291/OUT
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to
 15/16: 2015/16: 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:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Mitigation required. Site lies within 2km of the coastal wildlife corridor and therefore subject to HRA. The north east part of the site also falls within the Hendon Sidings Proposed Local Wildlife Site area. The site contains pockets of land affected by 1:30 incidence surface water flooding (5%). Low incidence potential of groundwater flooding. Site lies within HSE blast zones from nearby gas cylinders on Commercial Road. The site forms part of the coastal strategic GI corridor and includes a public right way. Possible contamination from previous uses. Site required for employment purposes.

Availability:

Conclusion on Availability: Available

Comments on Availability: Site is a redundant former Paper Mill. Intent to develop the site previously for housing although planning permission lapsed.

Achievability:

Conclusion on Achievability: Uncertainty

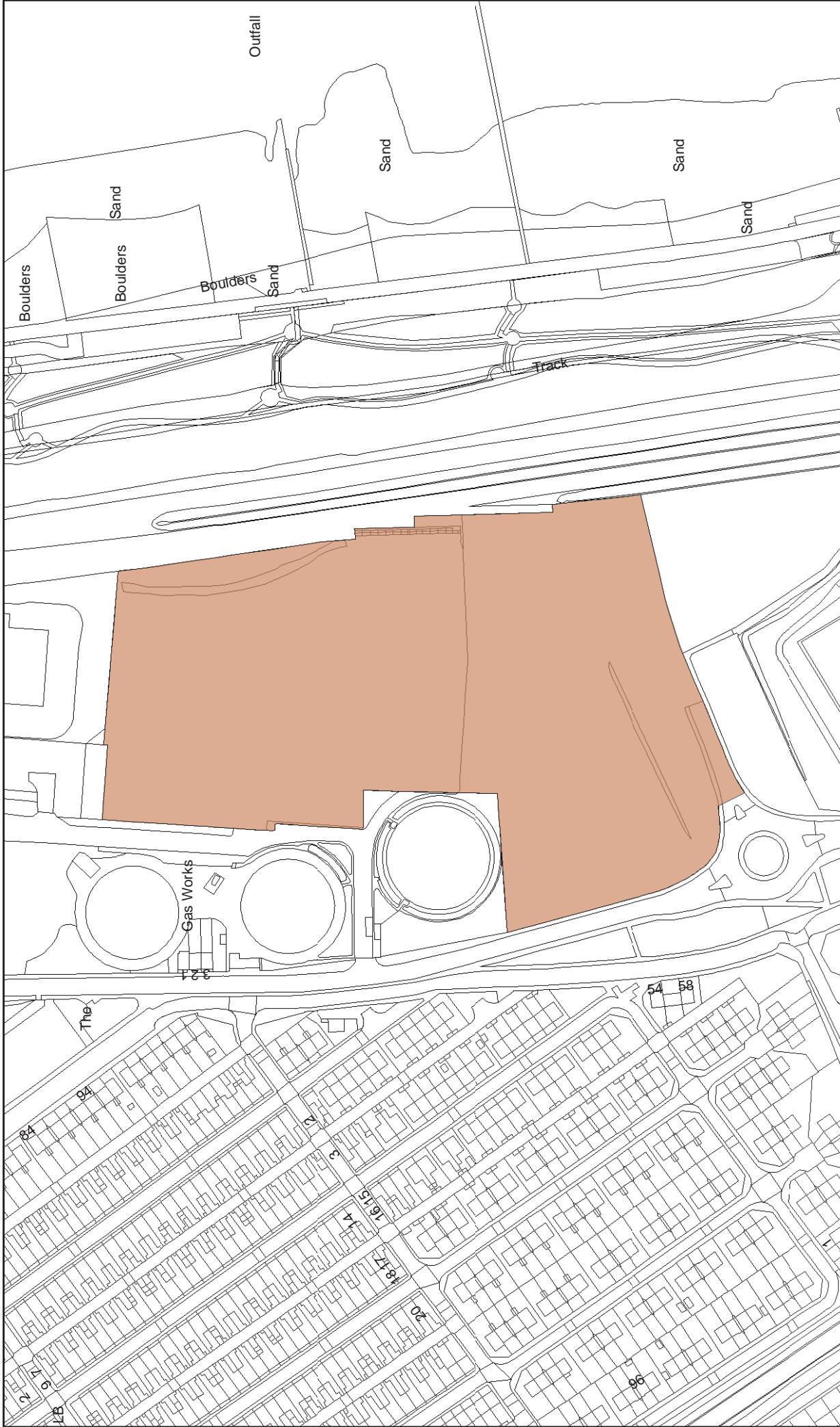
Comment on Achievability: Viability Assessment Typology: Large Brownfield 150

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Abnormals: Potential contamination from previous use and low market value area together with the HRA implications may render this site unachievable at this point in time. The recent lapsed permission supports that the site may not be viable at this point in time.

Deliverability

Comment on Deliverability:

Lapsed permission for housing suggests that there may have been viability issues from bringing the site forward. Evidence indicates the site is required for employment purposes. At this point in time the site is considered to be not suitable and the achievability is uncertain and therefore not deliverable/developable.



Project **Sunderland Strategic Housing Land Availability Assessment - 2017**

Scheme **Site No 294A: Former Paper Mill, Commercial Road (North)**

Contact **North**

Scale **Not to Scale** Date **July 2017**

Drawing No. **Revisions**

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SHLAA Ref No:	294B	Site Name:	Former Paper Mill, Commercial Road (South)
Subarea:	Sunderland South		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	100
Sieved site?	No	Site area (HA):	4.31
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 2km of the coastal wildlife corridor and therefore subject to HRA. The north east part of the site also falls within the Hendon Sidings Proposed Local Wildlife Site area. The site contains pockets of land affected by 1:30 incidence surface water flooding (5%). Low incidence potential of groundwater flooding. Site lies within HSE blast zones from nearby gas cylinders on Commercial Road. The site forms part of the coastal strategic GI corridor and includes a public right way.

Planning History

Planning History 2

Present Planning Status: Lapsed permission
 Planning App No: 10/02291/OUT
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	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:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Mitigation required. Site lies within 2km of the coastal wildlife corridor and therefore subject to HRA. The north east part of the site also falls within the Hendon Sidings Proposed Local Wildlife Site area. The site contains pockets of land affected by 1:30 incidence surface water flooding (5%). Low incidence potential of groundwater flooding. Site lies within HSE blast zones from nearby gas cylinders on Commercial Road. The site forms part of the coastal strategic GI corridor and includes a public right way. Possible contamination from previous uses. Site required for employment purposes.

Availability:

Conclusion on Availability: Available

Comments on Availability: Site is a redundant former Paper Mill. Intent to develop the site previously for housing although planning permission lapsed.

Achievability:

Conclusion on Achievability: Uncertainty

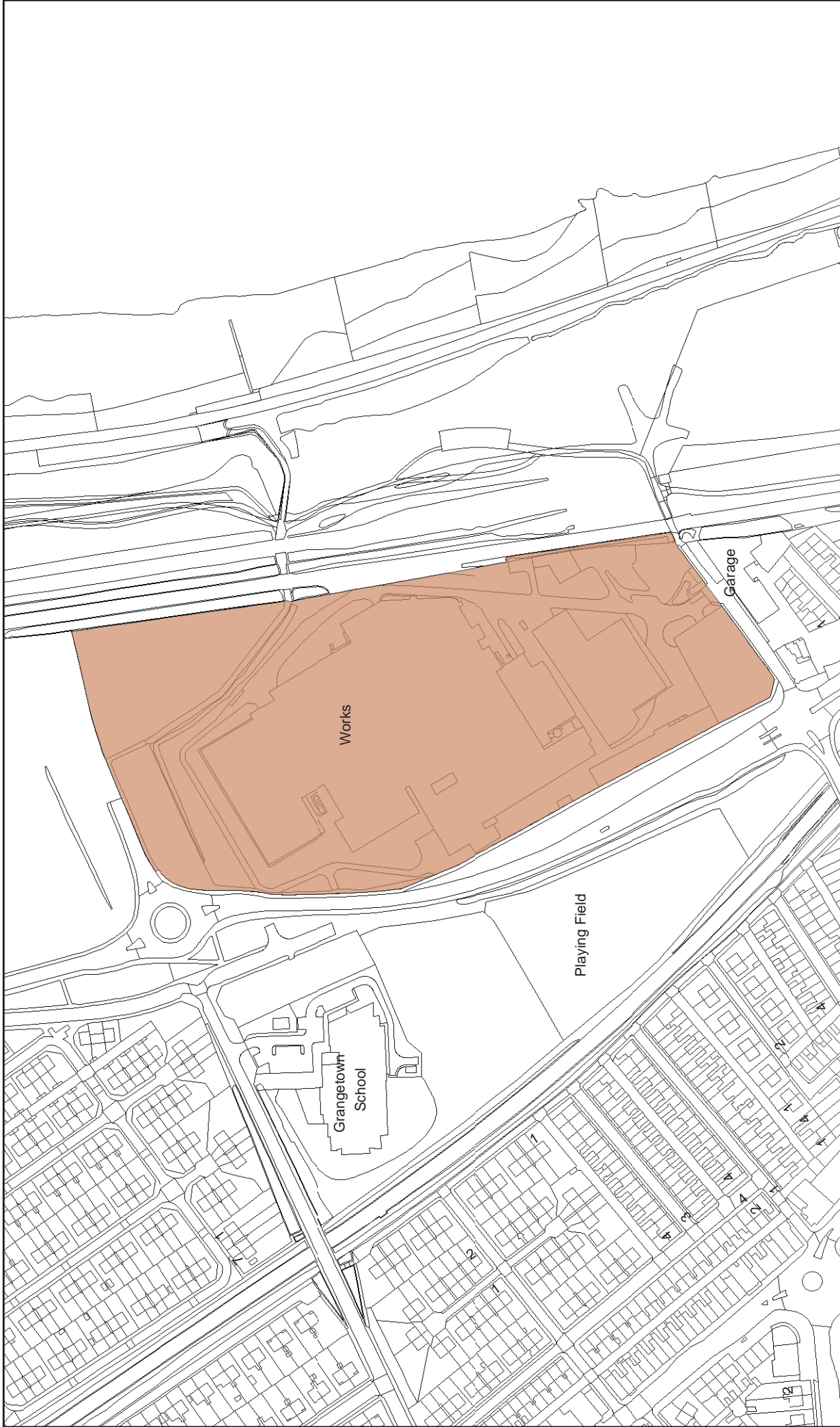
Comment on Achievability: Viability Assessment Typology: Large Brownfield 60

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Abnormals: Potential contamination from previous use and low market value area together with the HRA implications may render this site unachievable at this point in time. The recent lapsed permission supports that the site may not be viable at this point in time.

Deliverability

Comment on Deliverability:

Lapsed permission for housing suggests that there may have been viability issues from bringing the site forward. Evidence indicates the site is required for employment purposes. At this point in time the site is considered to be not suitable and the achievability is uncertain and therefore not deliverable/developable.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2017
Contact	Site No 294B: Former Paper Mill, Commercial Road (South)
Scale	Not to Scale
Date	July 2017
North	North
Revisions	

Sunderland City Council

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SHLAA Ref No:	296	Site Name:	North Street Allotments, Silksworth
Subarea:	Sunderland South		
Ward:	SILKSWORTH		
PDL or greenfield:	Greenfield	Capacity:	39
Sieved site?	No	Site area (HA):	1.43
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 6km of the coastal wildlife corridor, and is therefore subject to HRA. The site is affected by 1 in 30 incidence surface water flooding (20%), 1 in 100 (25%) and 1 in 1000 (30%). The entire site provides allotments

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Not suitable as the site provides designated allotments.

Site lies within 6km of the coastal wildlife corridor, and is therefore subject to HRA. The site is affected by 1 in 30 incidence surface water flooding (20%). 1 in 100 (25%) and 1 in 1000 (30%). The entire site provides allotments

Availability:

Conclusion on Availability: Not Available
 Comments on Availability: Entire site provides allotments. Site is not available for housing at this point in time.

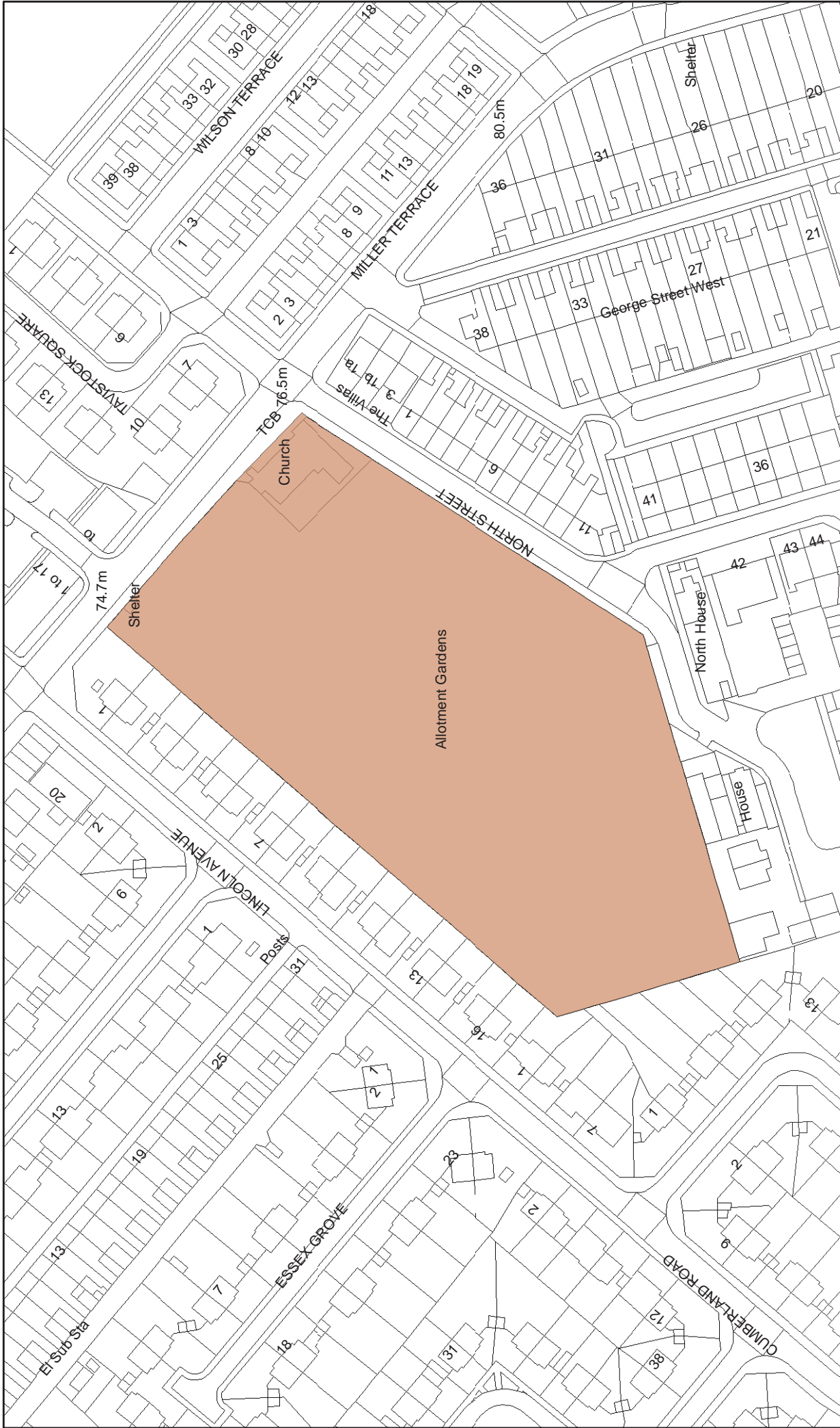
Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Brownfield 25

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. The site is effected by 1:30 incidence of surface water flooding and would require significant mitigation which may make its development unachievable.

Deliverability

Comment on Deliverability: Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 296: North Street Allotments, Silksworth
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	303	Site Name:	Allotments, back of Ryhope Street
Subarea:	Sunderland South		
Ward:	RYHOPE		
PDL or greenfield:	Greenfield	Capacity:	19
Sieved site?	No	Site area (HA):	0.70
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies in close proximity to the 2km of the coastal wildlife corridor and therefore subject to HRA. The allotments are Grade II listed. Part of the site is affected 1:30 incidence (5%) 1 in 100 (10%) and 1 in 1000 (15%). Low incidence potential of groundwater flooding. The site provides listed allotments (back of Ryhope Street)

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Grade II allotments to be retained.

Site lies in close proximity to the 2km of the coastal wildlife corridor and therefore subject to HRA. The allotments are Grade II listed. Part of the site is affected 1:30 incidence (5%) 1 in 100 (10%) and 1 in 1000 (15%). Low incidence potential of groundwater flooding. The site provides listed allotments (back of Ryhope Street)

Availability:

Conclusion on Availability: Not Available
 Comments on Availability: Grade II allotments to be retained.

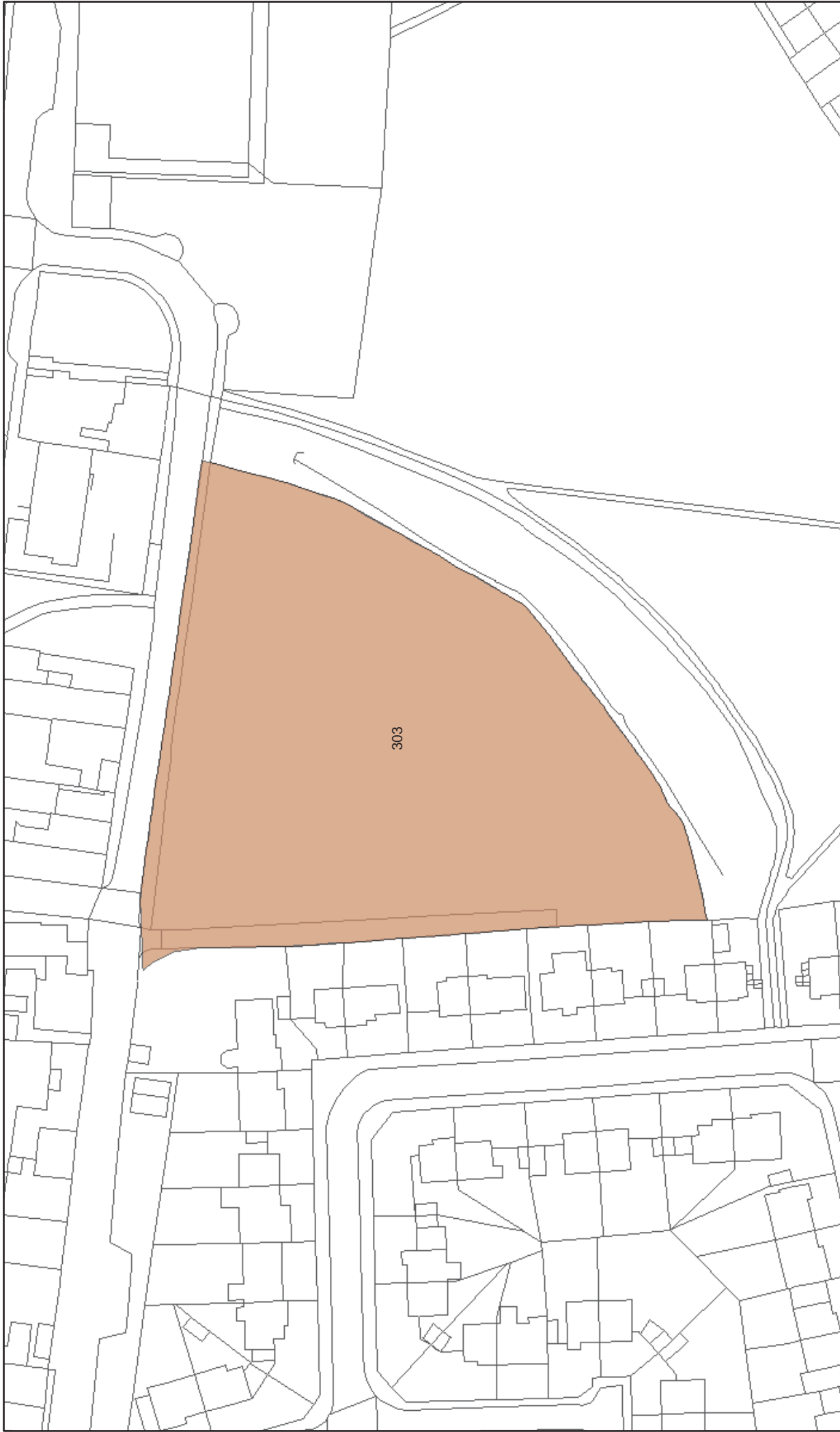
Achievability:


Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Greenfield 15

Viability Assessment Typology indicates that this typology of site is likely to be viable. However, there are a number of issues which would require significant mitigation including biodiversity, historic environment, flooding and green infrastructure. Abnormal cost may be associated with relocation of Grade II allotments,

Deliverability

Comment on Deliverability: Grade II allotments to be retained. Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2018
Site No	303: Allotment land, Back Ryhope Street, Ryhope, Sunderland
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	324	Site Name:	Land to the East of Durham Road and Tudor Grove
Subarea:	Sunderland South		
Ward:	BARNES		
PDL or greenfield:	Greenfield	Capacity:	8
Sieved site?	No	Site area (HA):	2.40
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

The site lies within an AHLV, forming part of Humbledon Hill Magnesian Limestone outcrop and the wider urban area of Humbledon/Tunstall/Ashbrooke. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Priority habitats and species are present on site and in close proximity to the area. Site also lies in close proximity to geological SSSI. Site includes the Humbledon Hill Scheduled Ancient Monument. Site lies with critical drainage area and includes a covered reservoir. Part of the site has a low incidence potential of groundwater flooding. Site provides natural greenspace

Planning History

Present Planning Status: Permitted – not started
 Planning App No: 14/01638/FUL
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): Yes

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
					8				
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site suitability established through grant of planning permission

Availability:

Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission

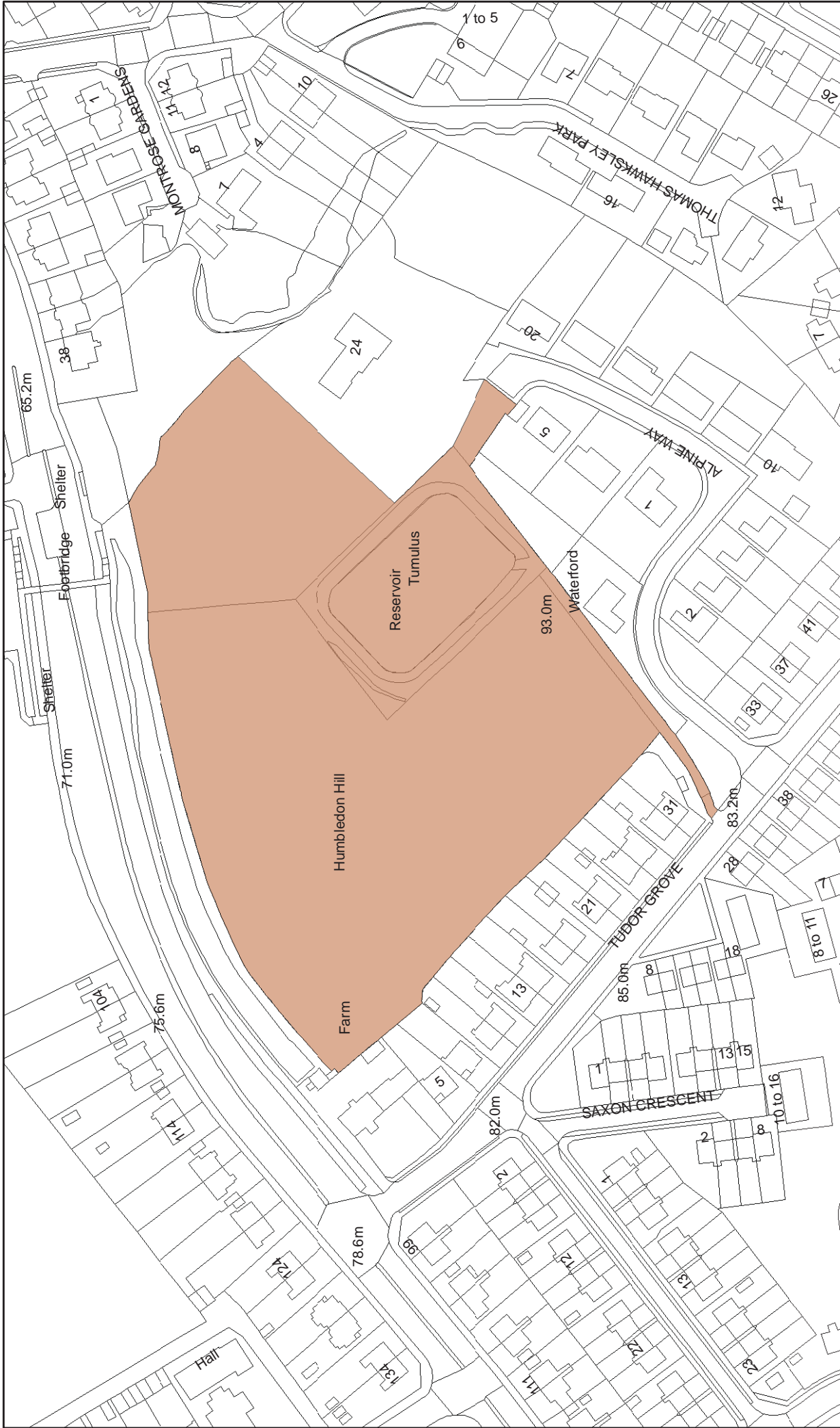
Achievability:


Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Small Greenfield 7.

Site achievability established through grant of planning permission. No known constraints to achievability and viability at this point in time.

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Site expected to deliver 8 units within the 0-5 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 324: Land to the East of Durham Road and Tudor Grove
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	334	Site Name:	Holy Cross Home, Ettrick Grove
Subarea:	Sunderland South		
Ward:	BARNES		
PDL or greenfield:	PDL	Capacity:	32
Sieved site?	No	Site area (HA):	1.17
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. The site is also in proximity to ponds and priority species and would indirectly impact on a nearby Local Wildlife Site. The grounds of Holy Cross are identified as containing burials. Low incidence of potential of groundwater flooding.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. The site is also in proximity to ponds and priority species and would indirectly impact on a nearby Local Wildlife Site. The grounds of Holy Cross are identified as containing burials. Low incidence of potential of groundwater flooding.

Availability:

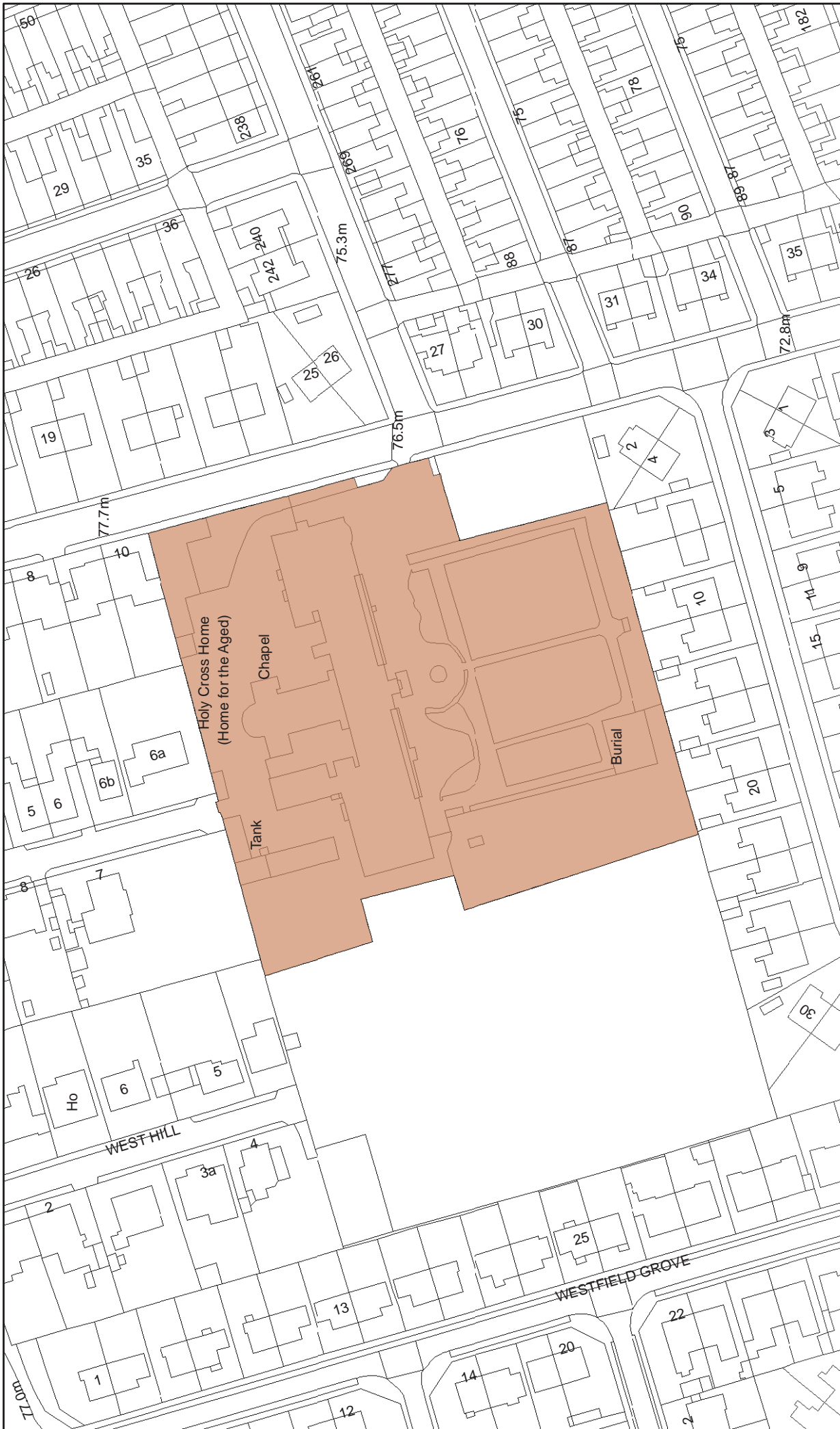
Conclusion on Availability: Available
 Comments on Availability: No known constraints to availability at this point in time.

Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Brownfield 25
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.

Deliverability

Comment on Deliverability: Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 334: Holy Cross Home, Ettrick Grove
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	342	Site Name:	Land at Mill Hill, Silksworth Road
Subarea:	Sunderland South		
Ward:	SILKSWORTH		
PDL or greenfield:	Greenfield	Capacity:	250
Sieved site?	No	Site area (HA):	11.22
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. It is also linked to Foxhole Wood and Doxford Park. The site also lies in close proximity to priority habitats and species. Local archaeological significance. Site is situated just outside the boundary and within the setting of Silksworth Hall Conservation Area. The site falls within a critical drainage area and source protection zone. The site provides natural greenspace and forms part of the Green Infrastructure corridor that links Foxhole Wood to Burdon, splitting Silksworth and Doxford Park.

Planning History

Present Planning Status: Permitted (Outline) – Not started
 Planning App No: 14/01461/OUT
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
						30	30	30	30
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:
30	30	30	30	10					

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Outline planning permission is awaiting determination. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. It is also linked to Foxhole Wood and Doxford Park. The site also lies in close proximity to priority habitats and species. Local archaeological significance. Site is situated just outside the boundary and within the setting of Silksworth Hall Conservation Area. The site falls within a critical drainage area and source protection zone. The site provides natural greenspace and forms part of the Green Infrastructure corridor that links Foxhole Wood to Burdon, splitting Silksworth and Doxford Park.

Availability:

Conclusion on Availability: Available

Comments on Availability: Site is available for housing development. An outline application is currently awaiting determination.

Achievability:

Conclusion on Achievability: Achievable

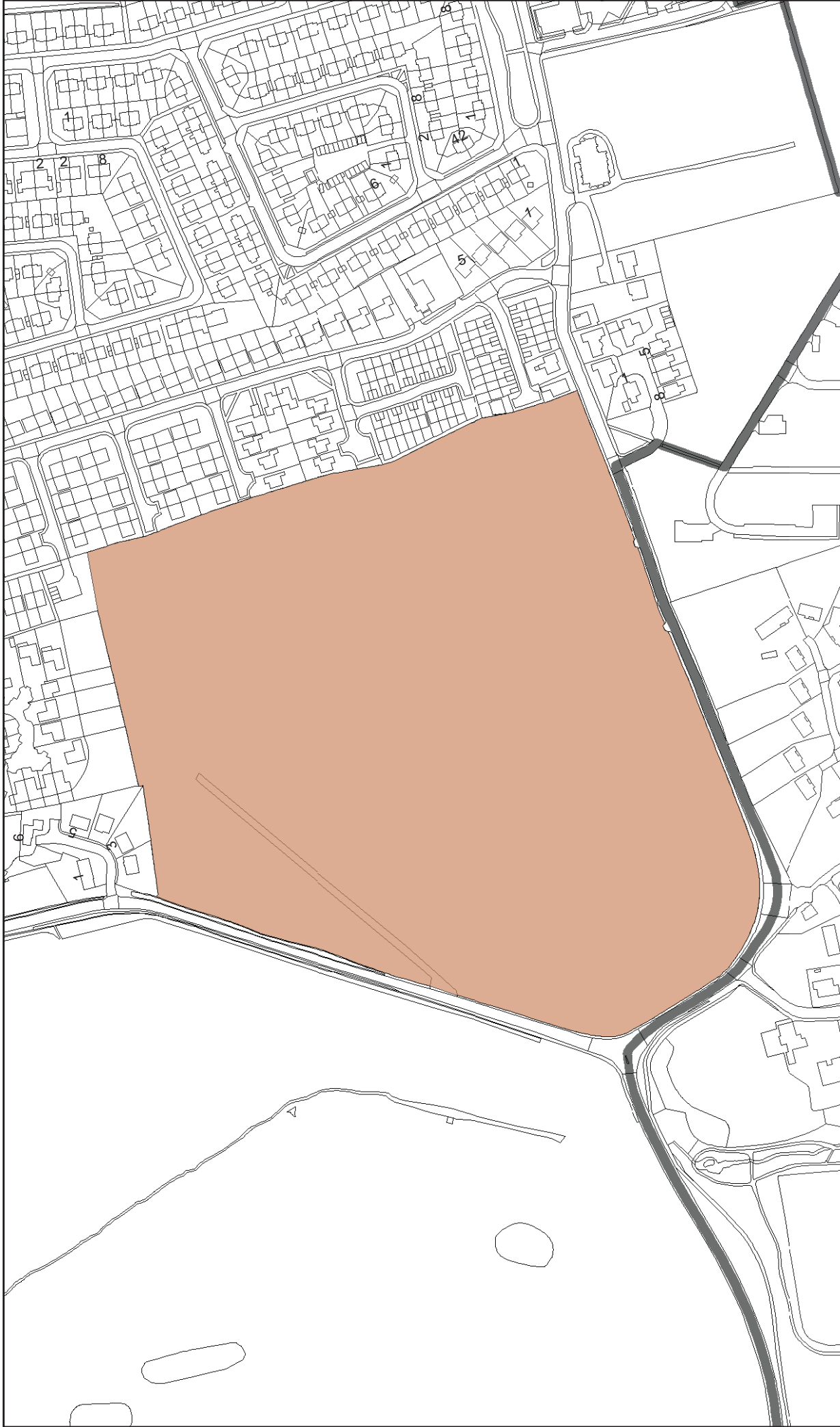
Comment on Achievability: Viability Assessment Typology: Large Greenfield 350.

Viability Assessment Typology indicates that this typology of site is likely to be viable. Mid market value area, with moderate rates of recent delivery and moderate developer interest. Site specific considerations (ecology and biodiversity considerations may require a buffer and reduced capacity to mitigate impact on priority species and habitats).

Deliverability

Comment on Deliverability:

Outline application approved 2017. Applicant still needs to submit and have determined a detailed planning application, the site is considered developable and capable of delivering around 250 units commencing in year 3.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2017
Site No	342: Land at Mill Hill, Silksworth Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council

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SHLAA Ref No:	348	Site Name:	Land west of Ryhope Road
Subarea:	Sunderland South		
Ward:	RYHOPE		
PDL or greenfield:	Greenfield	Capacity:	323
Sieved site?	No	Site area (HA):	14.36
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site helps to form the backdrop to the Tunstall Hills and is identified as an area of higher landscape value. Site lies in close proximity to the 2km coastal wildlife corridor and therefore is subject to HRA. The site also forms a wildlife corridor linking the coast to the Tunstall Hills and Silksworth Recreation Centre. Potential impact on Tunstall Hills SSSI and LNR. Local archaeological significance - small quarry to North. The centre of the site contains a small burn and there is considerable area of land affected by 1:30 incidence surface water flooding (10%). Low incidence potential of groundwater flooding. The site forms a GI corridor linking the coast to the Tunstall Hills and Silksworth. National cycle route No 1 passes through the site. Part of site has been landfilled.

Planning History

Planning History 2

Present Planning Status: No planning status

Planning App No:

Student Accomodation: No

Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to

15/16: 2015/16: 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:

Under Construction: No

Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Not considered suitable for residential development due to the fundamental impact on settlement break land and due to the cumulative impact of other constrains such as, 1:30 incidence of surface water flooding, Green Infrastructure contribution and its relationship with the Tunstall Hills.

The site helps to form the backdrop to the Tunstall Hills and is identified as an area of higher landscape value. Site lies in close proximity to the 2km coastal wildlife corridor and therefore is subject to HRA. The site also forms a wildlife corridor linking the coast to the Tunstall Hills and Silksworth Recreation Centre. Potential impact on Tunstall Hills SSSI and LNR. Local archaeological significance - small quarry to North. The centre of the site contains a small burn and there is considerable area of land affected by 1:30 incidence surface water flooding (10%). Low incidence potential of groundwater flooding. The site forms a GI corridor linking the coast to the Tunstall Hills and Silksworth. National cycle route No 1 passes through the site. Part of site has been landfilled.

Availability:

Conclusion on Availability: Available

Comments on Availability: There are no known availability constraints at this time.

Achievability:

Conclusion on Achievability: Not Achievable

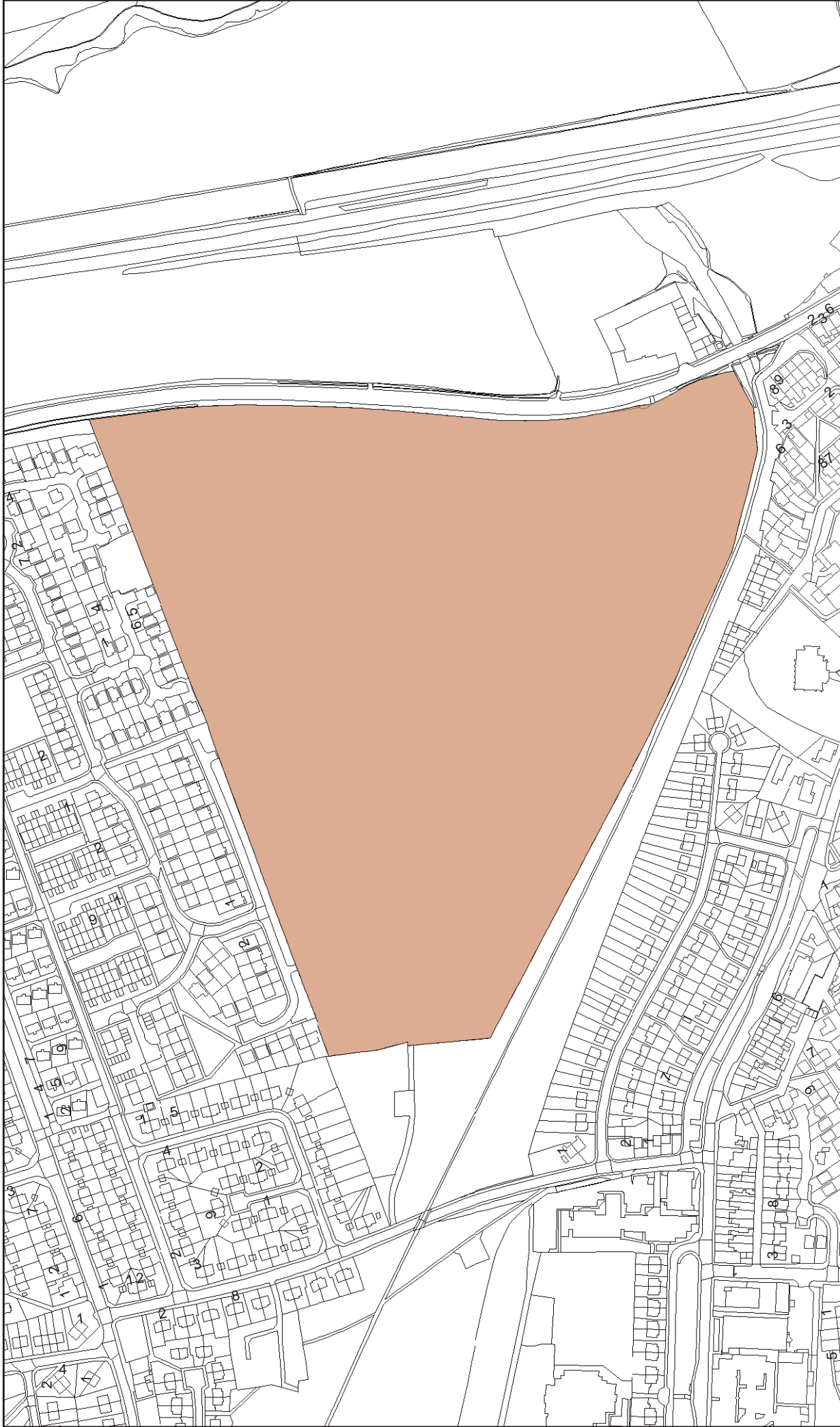
Comment on Achievability:

Viability Assessment Typology: Large Greenfield 350

Viability Assessment Typology indicates that this typology of site is likely to be viable. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (incidence of surface water flooding, settlement break, green infrastructure, landscape and visual impact, HRA, proximity to SSSI and LNR, archaeology). Abnormal costs may be associated with surface water flooding and archaeology which may require the implementation of significant engineering solutions to make the site feasible for housing.

Deliverability**Comment on Deliverability:**

Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project **Sunderland Strategic Housing Land Availability Assessment - 2017**

Scheme **Site No 348: Land west of Ryhope Road**

Contact

Scale **Not to Scale** Date **July 2017**

Drawing No.



North

Revisions

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SHLAA Ref No:	355	Site Name:	Rushford Phase 2, Ryhope
Subarea:	Sunderland South		
Ward:	DOXFORD		
PDL or greenfield:	Greenfield	Capacity:	150
Sieved site?	No	Site area (HA):	4.80
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Site under construction

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 15/01789/SUB
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
15/16:	0	0	38	59	30	23			
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: Yes
 Units Completed: 38

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Suitability of site identified through grant of planning permission

Availability:

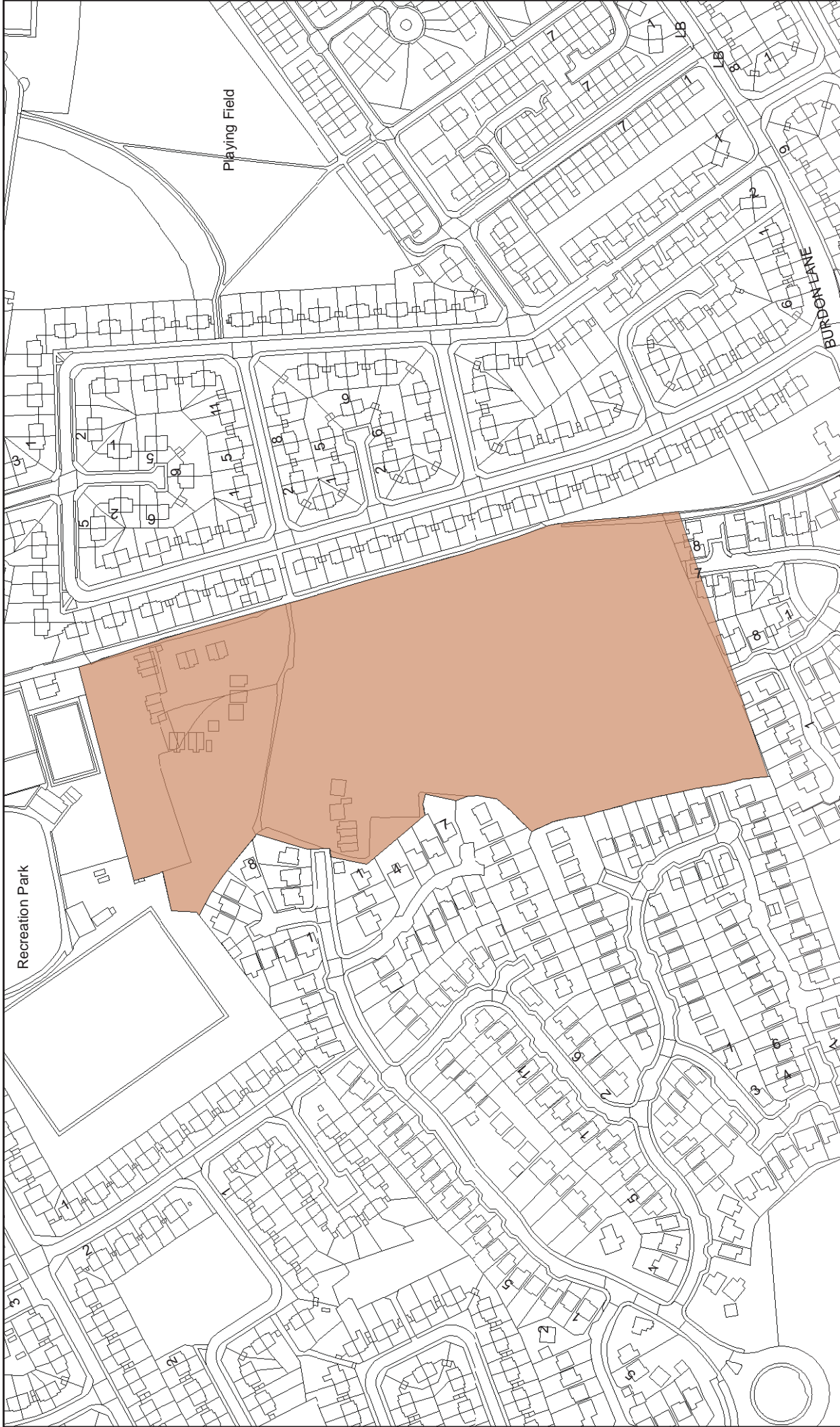
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 175
 Site achievability established through grant of planning permission

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Site under construction.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 355: Rushford Phase 2, Ryhope
Contact	
Scale	Not to Scale
Date	July 2017
Revisions	

Sunderland City Council

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SHLAA Ref No:	356	Site Name:	Burdon Road/Hall Farm Road, land at
Subarea:	Sunderland South		
Ward:	DOXFORD		
PDL or greenfield:	Greenfield	Capacity:	109
Sieved site?	No	Site area (HA):	9.74
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Approximately half of the site is identified as Grade 2 agricultural land. Site lies within 6km of the coastal wildlife corridor and therefore subject to HRA. The site lies in proximity to ponds, ancient woodland and priority species roosting, and forms part of strategic wildlife corridor linking the coast inland towards Houghton and Hetton. The site lies in a critical drainage area and source protection zone. There have been specific incidences of surface water flooding across this land and affecting adjacent properties - subsequently a flood risk has been carried out by the Council to seek solutions to resolve flooding. The site forms part of strategic GI corridor linking the coast inland towards Houghton and Hetton.

Planning History

Present Planning Status:	Application pending
Planning App No:	13/00799/FUL
Student Accommodation:	No
Extra Care/Sheltered Accom (self contained units):	No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
					19	30	30	30	
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction:	No
Units Completed:	0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Mitigation required. Needs to be considered in line with the South Sunderland Growth Area Masterplan. Approximately half of the site is identified as Grade 2 agricultural land. Site lies within 6km of the coastal wildlife corridor and therefore subject to HRA. The site lies in proximity to ponds, ancient woodland and priority species roosting, and forms part of strategic wildlife corridor linking the coast inland towards Houghton and Hetton. The site lies in a critical drainage area and source protection zone. There have been specific incidences of surface water flooding across this land and affecting adjacent properties - subsequently a flood risk has been carried out by the Council to seek solutions to resolve flooding. The site forms part of strategic GI corridor linking the coast inland towards Houghton and Hetton.

Availability:

Conclusion on Availability: Available

Comments on Availability: Interest in the site for housing development. Full application pending consideration

Achievability:

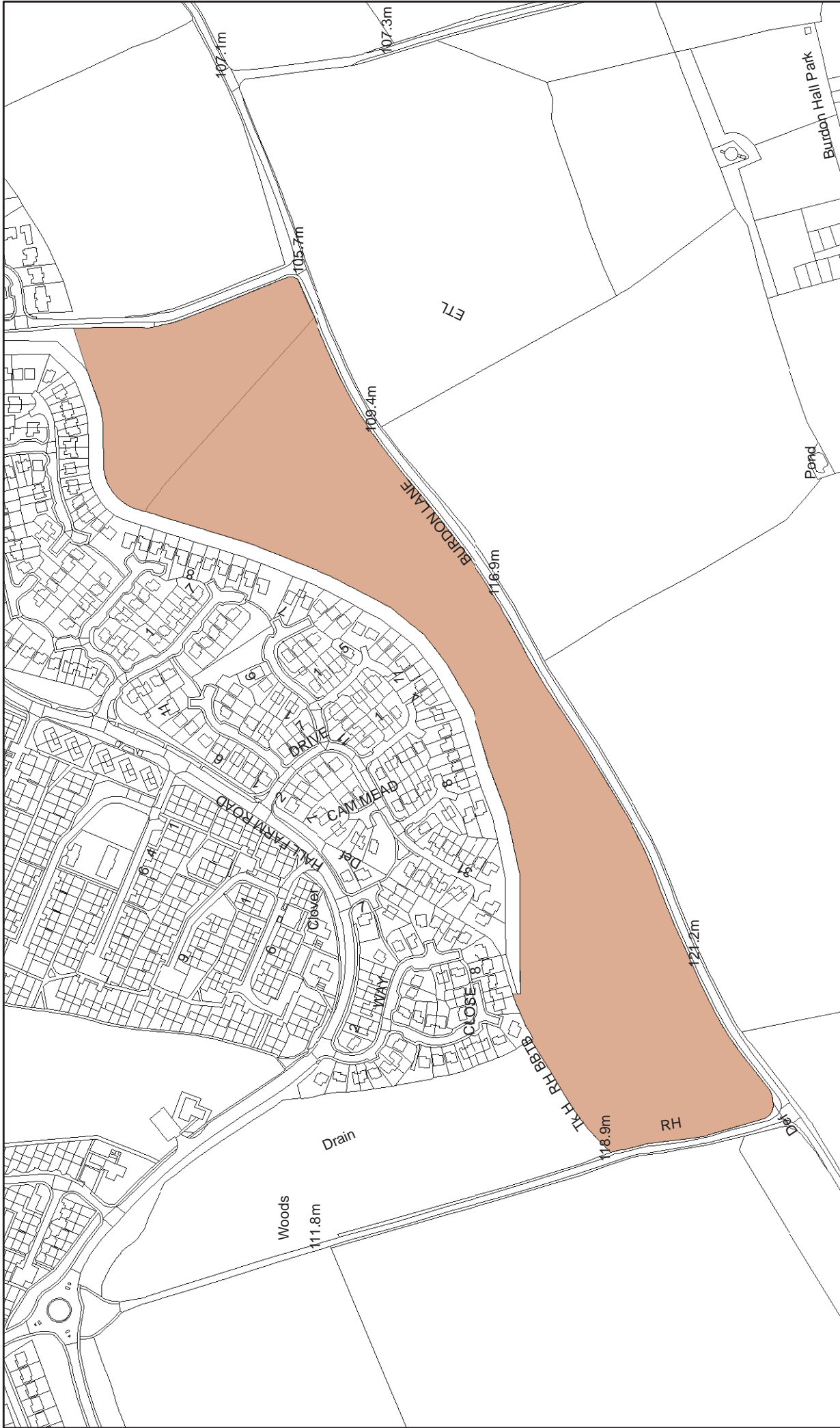
Conclusion on Achievability: Achievable

Comment on Achievability: Viability Assessment Typology: Large Greenfield 175.

Mid to high market value area, with steady rates of recent delivery and high developer interest. Site specific considerations (ecology and biodiversity, buffer may be required to retain strategic wildlife and GI corridor, surface water flooding)

Deliverability

Comment on Deliverability: Full application pending decision and S106 discussions underway. Subject to the determination of the application the site could deliver in years 1-5.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 356: Land at Burdon Road/Hall Farm Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	374	Site Name:	Former Farringdon Police Station, Primate Road
Subarea:	Sunderland South		
Ward:	SILKSWORTH		
PDL or greenfield:	PDL	Capacity:	16
Sieved site?	No	Site area (HA):	0.59
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. The site also lies in proximity to ponds and priority species. The site lies within a Critical Drainage Area. Low incidence potential fo groundwater flooding

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. The site also lies in proximity to ponds and priority species. The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Not Available
 Comments on Availability: Recent interest in the site for retail and assembly and leisure uses, indicates that this site is unlikely to be available for housing development at this point in time.

Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Brownfield 15
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.

Deliverability

Comment on Deliverability: Site is not considered deliverable/developable at this point in time as interest in the site for retail & assembly and leisure uses has been expressed recently. This would suggest that the site is unlikely to be available for housing at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017		
Scheme	Site No 374: Former Farringdon Police Station, Primate Road		
Contact			North
Scale	Not to Scale	Date	July 2017
Drawing No.	Revisions		

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SHLAA Ref No:	380	Site Name:	Grangetown Autos and land to the South. East side of Ryhope Road
Subarea:	Sunderland South		
Ward:	RYHOPE		
PDL or greenfield:	PDL	Capacity:	46
Sieved site?	No	Site area (HA):	1.27
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. Low incidence of groundwater flooding. Possible contamination from previous industrial uses. The site forms part of the coastal strategic GI corridor.

Planning History

Present Planning Status: Permitted – not started
Planning App No: 15/01629/OU4
Student Accomodation: No
Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Permitted – not started
 17/00386/FUL

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	2024/25:
					16	30				
										Beyond 2032/33:

Under Construction: No
Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
Comments on Suitability: Suitability of site indicated by grant of planning permission.

Availability:

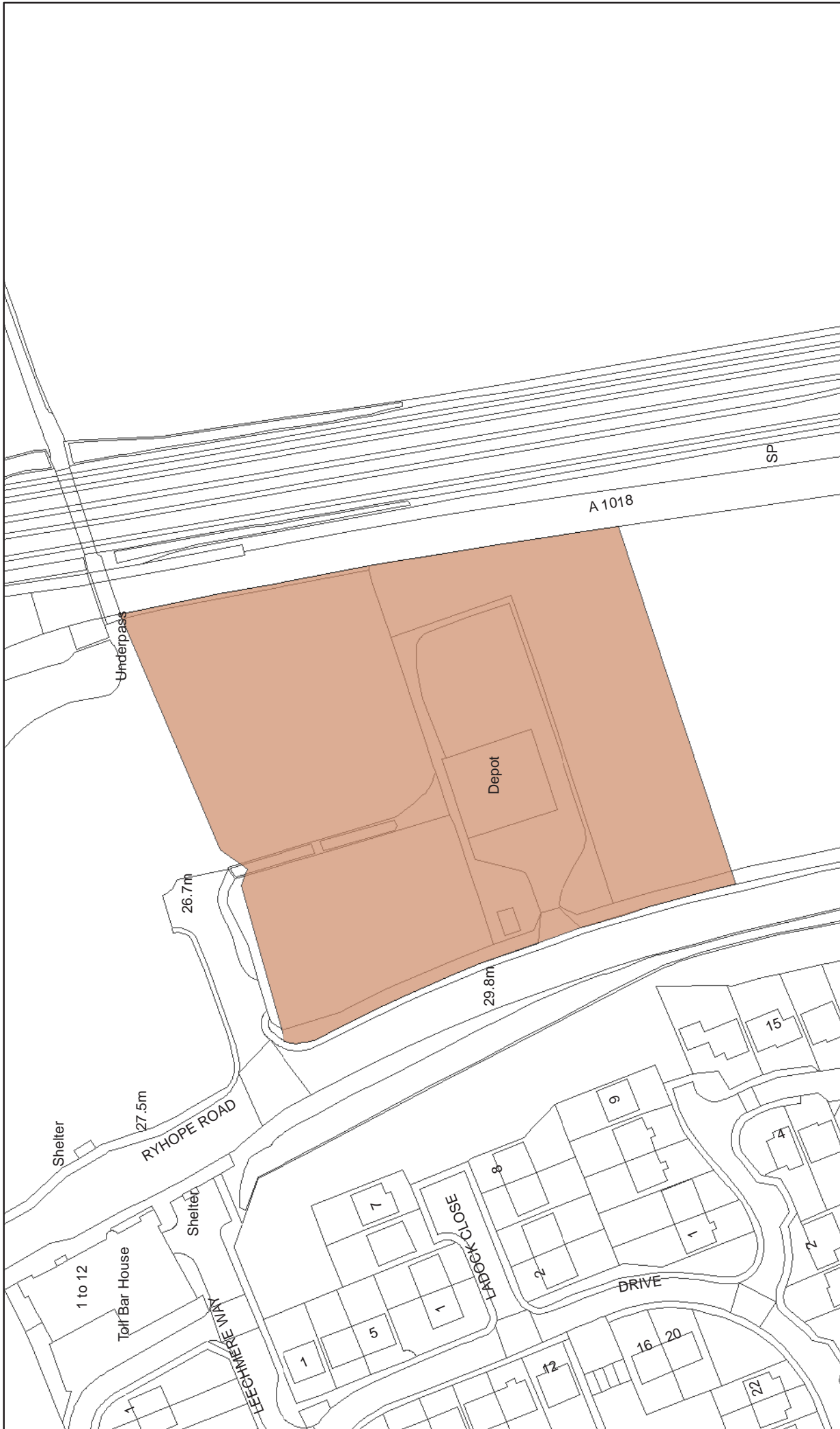
Conclusion on Availability: Available
Comments on Availability: Site availability established through grant of planning permission

Achievability:

Conclusion on Achievability: Achievable
Comment on Achievability: Viability Assessment Typology: Large Brownfield 20
 Site achievability established through grant of planning permission

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Site is expected to deliver 46 units in the 0-5 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 380: Grangetown Autos, Ryhope Road
Contact	North
Scale	Not to Scale
Date	January 2018
Drawing No.	Revisions

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SHLAA Ref No:	384	Site Name:	The Cavalier PH, Silksworth Lane
Subarea:	Sunderland South		
Ward:	SILKSWORTH		
PDL or greenfield:	Mixed Use (50/50)	Capacity:	7
Sieved site?	No	Site area (HA):	0.98
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Much of site subject to TPOs. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. It is also linked to Foxhole Wood and Doxford Park. The site includes mature trees, lies in proximity to ponds and priority species, a SSSI and a proposed Local Wildlife Site. The site lies within a Critical Drainage Area. The site lies on the edge of a Green Infrastructure corridor and provides informal natural greenspace (woodland). Local archaeological importance.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	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:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Mitigation required. Much of site subject to TPOs. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. It is also linked to Foxhole Wood and Doxford Park. The site includes mature trees, lies in proximity to ponds and priority species, a SSSI and a proposed Local Wildlife Site. The site lies within a Critical Drainage Area. The site lies on the edge of a Green Infrastructure corridor and provides informal natural greenspace (woodland). Local archaeological importance.

Availability:

Conclusion on Availability: Not Available

Comments on Availability: Currently in operational use as a public house. Not currently available at this point in time.

Achievability:

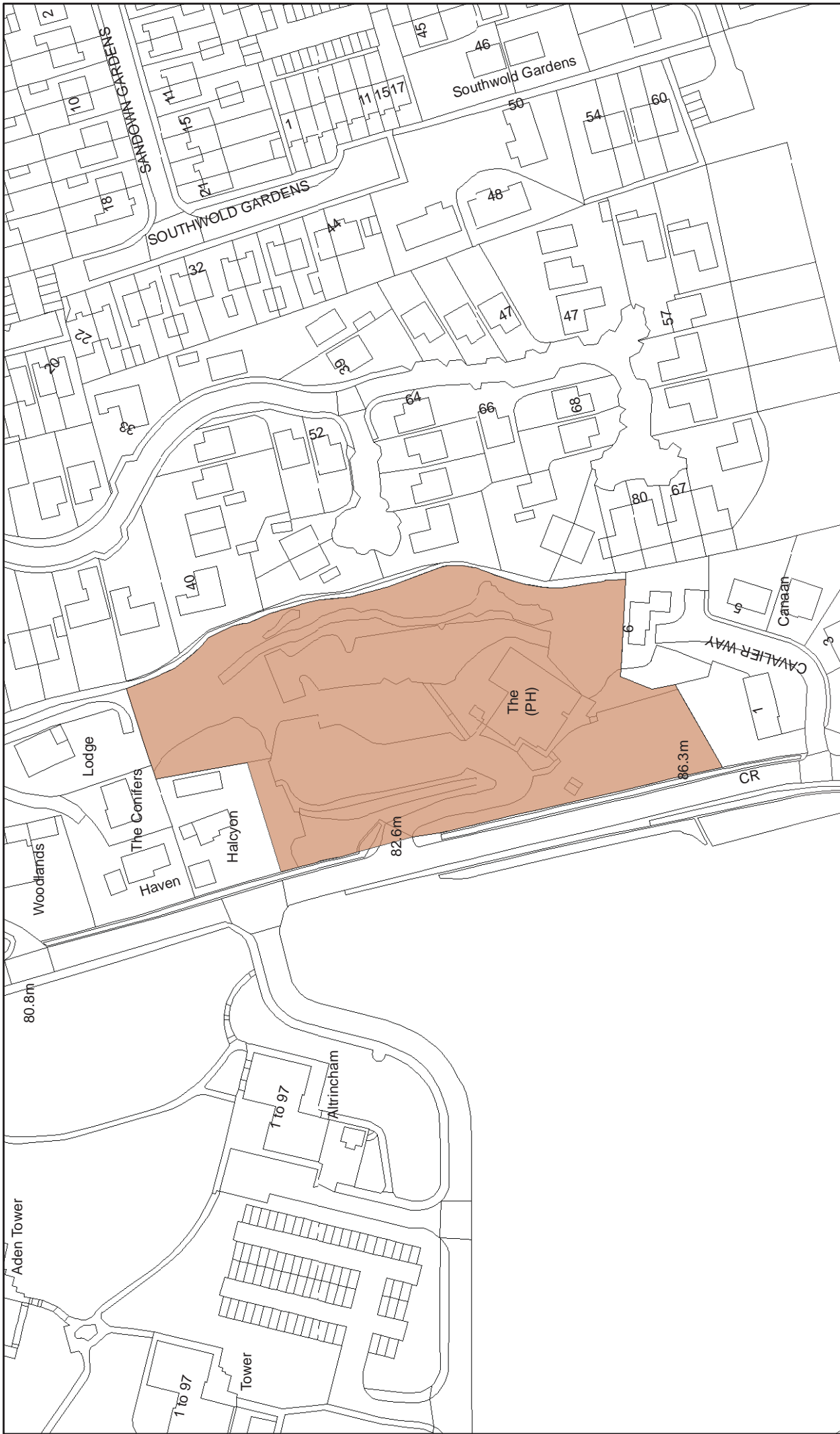
Conclusion on Achievability: Not Achievable

Comment on Achievability: Viability Assessment Typology: Small Brownfield 7

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Abnormals: TPOs on site. Site demolition and clearance may compromise the viability of such a small scheme.

Deliverability

Comment on Deliverability: Site suitability would require mitigation. However the site is unavailable at the present time as it remains in use as a public house. Taking into consideration site constraints and potential mitigation, the viability of a small scheme of this nature may be compromised. The site has been assessed as not deliverable at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 384: The Cavalier PH, Silksworth Lane
Contact	North
Scale	Not to Scale
Date	July 2017
Revisions	

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SHLAA Ref No:	419	Site Name:	Middle Herrington Farm, Hillcrest East, Herrington
Subarea:	Sunderland South		
Ward:	SILKSWORTH		
PDL or greenfield:	Greenfield	Capacity:	210
Sieved site?	No	Site area (HA):	16.15
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies on the Limestone Clay Plateau and within an area of higher landscape value. It is also adjacent to a scheduled ancient monument. The site is also identified as grade 2 agricultural land. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. The site also forms part of a wildlife corridor linking Barnes Park Extensions to the wider Green Belt between Sunderland and Houghton le Spring. It lies in close proximity to ponds and proposed Local Wildlife Sites and would impact upon priority species, including farmland birds. Local and national archaeological significance. The site is adjacent to the Hastings Hill cursum and causeyard enclosure scheduled ancient monument and is within the setting of the Hastings Hill Round Barrow SAM. The site lies within the critical drainage area and is partly affected by 1:30 incidence surface water flooding. The site lies within a GI corridor linking Barnes Park Extensions to the Green Belt to the west of Sunderland. A public right of way passes along the eastern edge of the site.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Site lies on the Limestone Clay Plateau and within an area of higher landscape value. It is also adjacent to a scheduled ancient monument. The site is also identified as grade 2 agricultural land. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. The site also forms part of a wildlife corridor linking Barnes Park Extensions to the wider Green Belt between Sunderland and Houghton le Spring. It lies in close proximity to ponds and proposed Local Wildlife Sites and would impact upon priority species, including farmland birds. Local and national archaeological significance. The site is adjacent to the Hastings Hill cursum and causeyard enclosure scheduled ancient monument and is within the setting of the Hastings Hill Round Barrow SAM. The site lies within the critical drainage area and is partly affected by 1:30 incidence surface water flooding. The site lies within a GI corridor linking Barnes Park Extensions to the Green Belt to the west of Sunderland. It is unclear how access can be achieved to the site at this point in time via Trevelyan Court to the Gentoo estate at the east. Developer is intending to submit further information/preliminary studies regarding archaeology, flood risk and highways, which will be considered in subsequent reviews of the SHLAA.

Availability:

Conclusion on Availability: Not Available

Comments on Availability: Private site put forward by landowner for development - principle of access to site has not yet been demonstrated via Trevelyan Court. It is proposed that access could be gained from Gentoo housing to the east, however agreement needs to be demonstrated

Achievability:

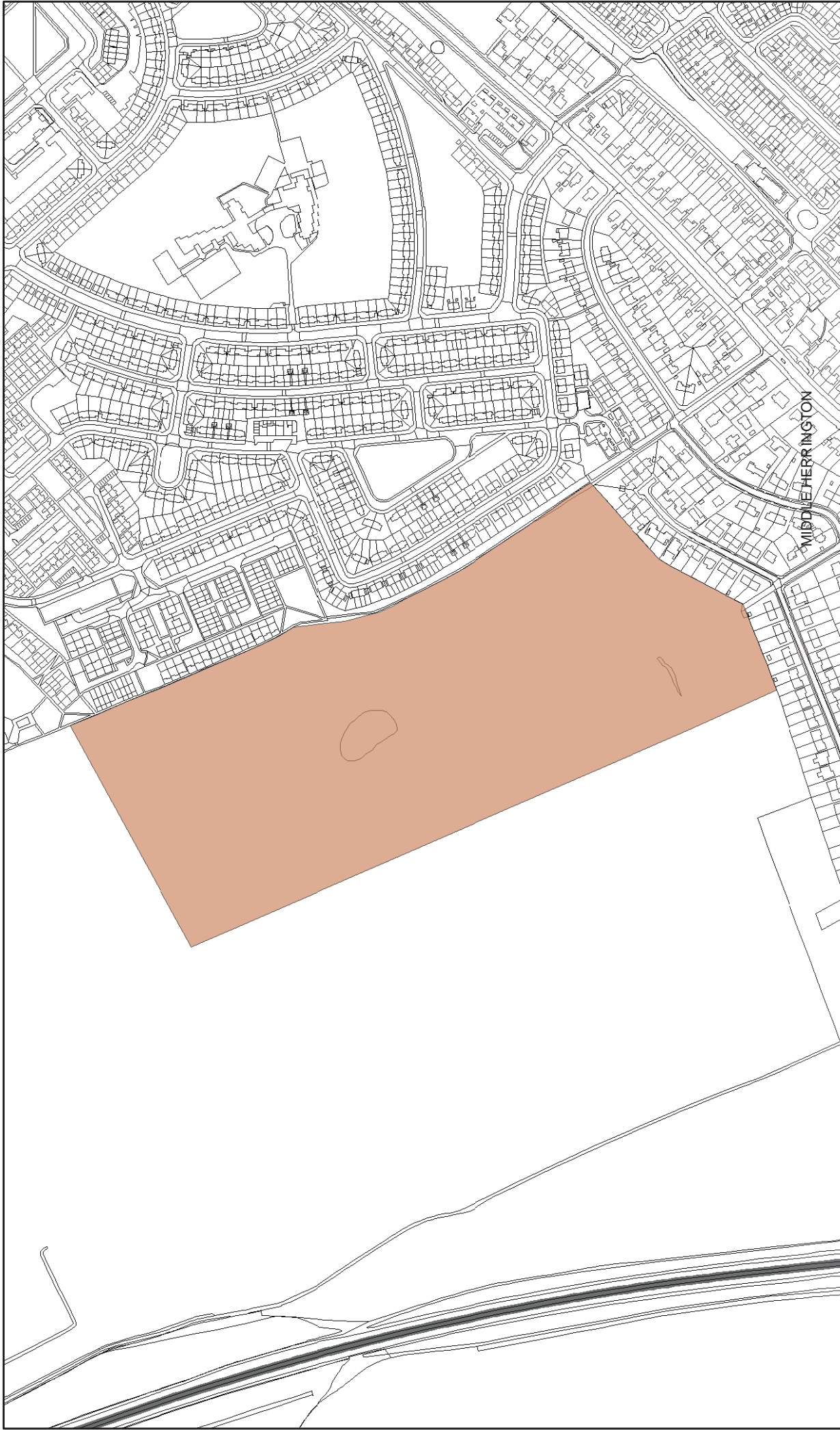
Conclusion on Achievability: Not Achievable


Comment on Achievability: Viability Assessment Typology: Large Greenfield 175

Viability Assessment Typology indicates that this typology of site is likely to be viable. However, the site is within close proximity of the SAM and SSSI which will likely require significant buffers to the sites. In addition, suitable access through the estate to the east may incur significant costs that may impact upon the sites viability. Therefore at this point in the time the site has been assessed as not achievable due to site constraints. Further evidence base studies are expected from the developer and dialogue with the landowner/developer will be undertaken in subsequent SHLAA reviews.

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with significant multiple site constraints.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 419: Middle Herrington Farm, Hillcrest East, Herrington
Contact	Herrington
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	426A	Site Name:	Willow Farm land to south, Ryhope (North)
Subarea:	Sunderland South		
Ward:	RYHOPE		
PDL or greenfield:	Greenfield	Capacity:	450
Sieved site?	No	Site area (HA):	18.51
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Site lies within 2km of the coastal wildlife corridor therefore is subject to HRA. The site also forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. Potential adverse impacts to ancient semi natural woodland and LWS. Local archaeological significance. A small part of the site is affected by 1:30 incidence surface water flooding (1%) 1 in 100 (1%) and 1 in 1000 (<5%). Low incidence potential of groundwater flooding. The site forms part of a strategic GI corridor linking the coast inland towards Houghton and Hetton. Site is affected by the alignment of a major gas pipeline.

Planning History

Planning History 2

Present Planning Status: Permitted (Outline) – Not started
 Planning App No: 16/01502/OU4
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
						20	30	30	30
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:
30	30	30	30	30	30	30	30	30	70
Under Construction:			No						
Units Completed:			0						

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Mitigation required. Site lies within 2km of the coastal wildlife corridor therefore is subject to HRA. The site also forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. Potential adverse impacts to ancient semi natural woodland and LWS. Local archaeological significance. A small part of the site is affected by 1:30 incidence surface water flooding (1%) 1 in 100 (1%) and 1 in 1000 (<5%). Low incidence potential of groundwater flooding. The site forms part of a strategic GI corridor linking the coast inland towards Houghton and Hetton. Site is affected by the alignment of a major gas pipeline.

Availability:

Conclusion on Availability: Available

Comments on Availability: An agreement through the pre-application process for 450 units on the site. Willing landowner, intends to make site available for housing.

Achievability:

Conclusion on Achievability: Achievable

Comment on Achievability:

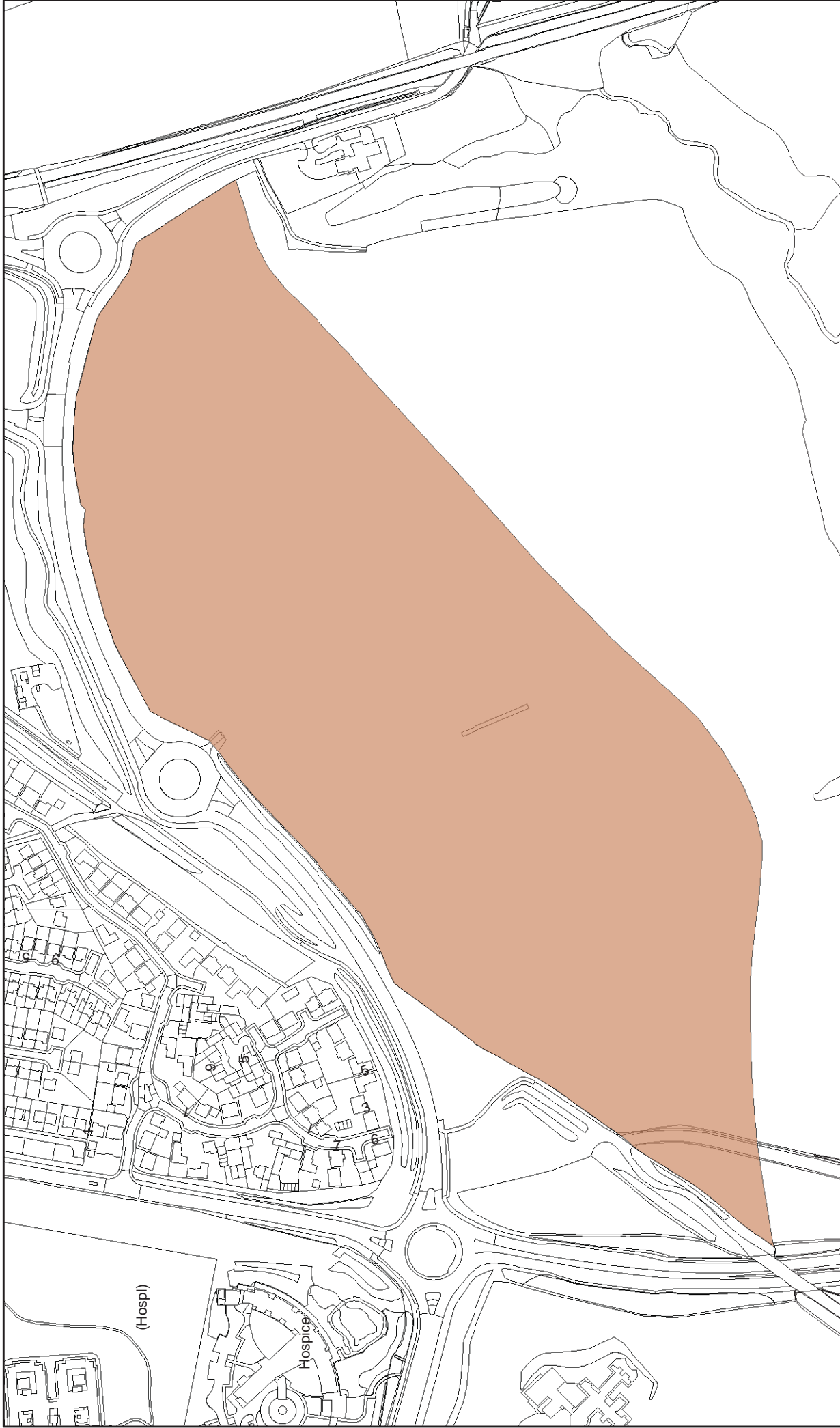
Viability Assessment Typology: Large Greenfield 350.

An agreement through pre-application process for 500 units on the site. Mid to high market value area, with steady rates of recent delivery and high developer interest. Above average prices in immediate area. Site specific considerations (incidence on site of surface water flooding, buffer zone likely required due to proximity to coastal wildlife corridor (HRA), semi natural woodland, alignment with major gas pipeline, Water Main and Public Sewer crosses the site and would require diversion or to be placed in suitable easement, net developable area/yield may be reduced due to proximity to multiple designations/sensitivities). Potential abnormal costs from major gas pipeline, water and sewer mains diversion/easement and requirement for potential physical strategic highways measures, which could impact upon the viability of the site.

Deliverability

Comment on Deliverability:

The principle of housing has been agreed on the site and outline consent approved by planning committee. As such, subject to a detailed planning application addressing various site constraints through appropriate mitigation measures, the site could accommodate 450 units which could start to deliver from 2021/22 onwards, subject to the necessary consents.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 426A: Willow Farm land to south, Ryhope (North)
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	426B	Site Name:	Willow Farm land to south, Ryhope (South)
Subarea:	Sunderland South		
Ward:	RYHOPE		
PDL or greenfield:	Greenfield	Capacity:	50
Sieved site?	No	Site area (HA):	17.43
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 2km of the coastal wildlife corridor therefore is subject to HRA. The site also forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. Potential adverse impacts to ancient semi natural woodland and LWS. Local archaeological significance. A small part of the site is affected by 1:30 incidence surface water flooding (1%) 1 in 100 (1%) and 1 in 1000 (<5%). Low incidence potential of groundwater flooding. The site forms part of a strategic GI corridor linking the coast inland towards Houghton and Hetton.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	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:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

Site lies within 2km of the coastal wildlife corridor therefore is subject to HRA. The site also forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. Potential adverse impacts to ancient semi natural woodland and LWS. The site forms part of a strategic GI corridor linking the coast inland towards Houghton and Hetton.

Availability:

Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.

Achievability:


Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Greenfield 35

Viability Assessment Typology indicates that this typology of site is likely to be viable. However, the proximity of the coast and to ancient semi-natural woodland will be a major factor and subject to Habitats Regulations Assessment, most likely necessitating a major buffer that would impact on site viability.

Deliverability

Comment on Deliverability: Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017		
Scheme	Site No 426B: Willow Farm land to south, Ryhope (South)		
Contact			
Scale	Not to Scale	Date	July 2017
Drawing No.	Revisions		

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SHLAA Ref No:	446	Site Name:	Builders Yard, Hendon, Toward Road
Subarea:	Sunderland South		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	22
Sieved site?	No	Site area (HA):	0.80
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 2km of coastal wildlife corridor therefore subject to HRA. Site lies above culverted Hendon Burn and lies within Critical Drainage Area. Partly affected by 1:100 incidence surface water flooding. Possible contamination from previous uses.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. Site lies within 2km of coastal wildlife corridor therefore subject to HRA. Site lies above culverted Hendon Burn and lies within Critical Drainage Area. Partly affected by 1:100 incidence surface water flooding. Possible contamination from previous uses.

Availability:

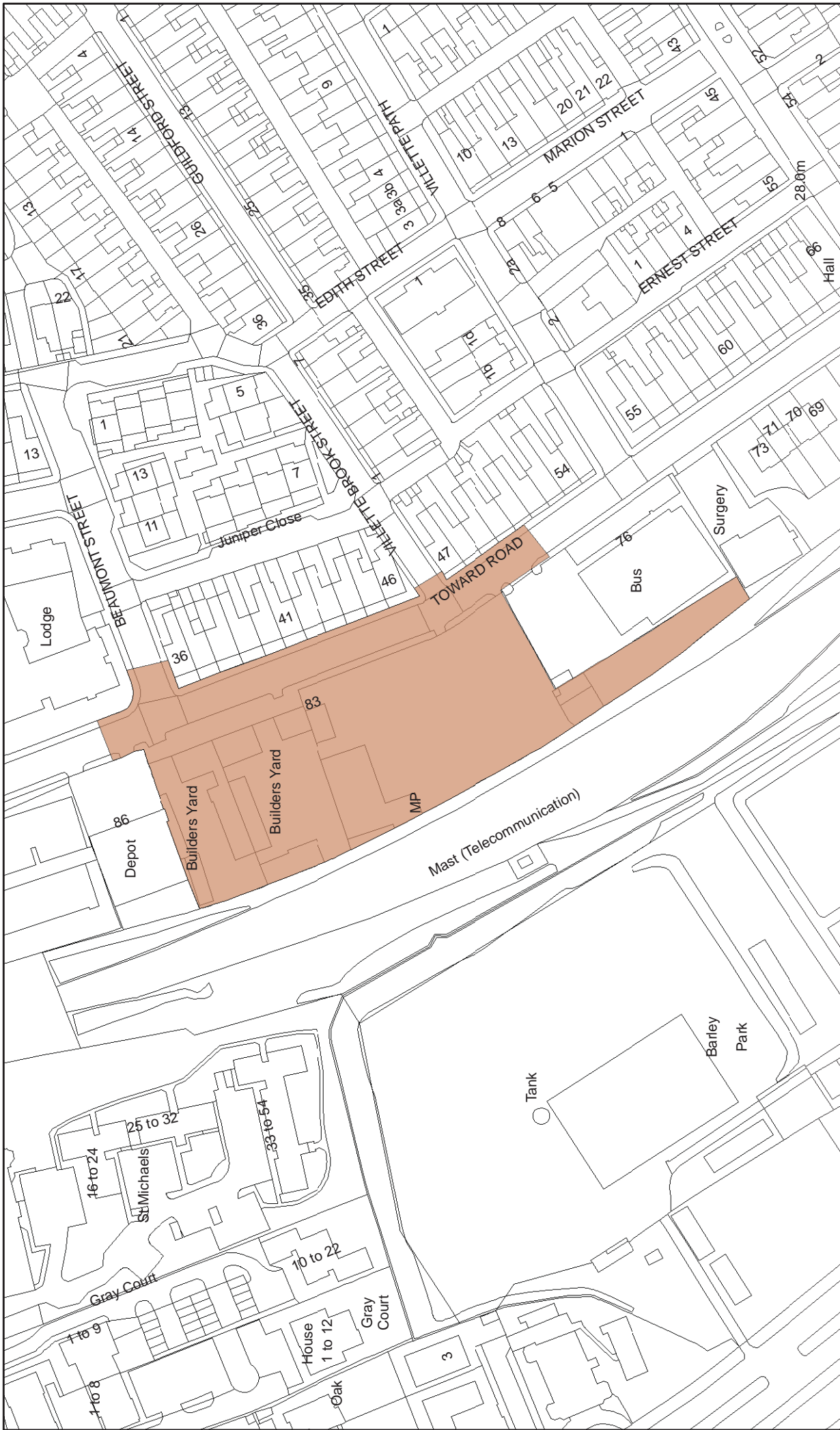
Conclusion on Availability: Available
 Comments on Availability: No known constraints to availability at this point in time.

Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Brownfield 20
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.

Deliverability

Comment on Deliverability: Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017		
Scheme	Site No 446: Builders Yard, Hendon, Toward Road		
Contact		Date	July 2017
Scale	Not to Scale		North
Drawing No.			Revisions

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SHLAA Ref No:	451	Site Name:	Former Stannington Centre and adjoining greenspace, Hillview, Stannington Grove
Subarea:	Sunderland South		
Ward:	ST MICHAELS		
PDL or greenfield:	PDL	Capacity:	75
Sieved site?	No	Site area (HA):	7.58
Included in Supply?	Yes	Deliverable/Developable:	11-15 years

Constraints

The site lies within the Ashbrooke/Tunstall/Grangetown area which is considered to be of higher landscape value. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site includes amenity greenspace and forms part of a local GI corridor. Site is in proximity to Tunstall Hills SSSI and priority species nearby.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	
				15	30	30				

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. The site lies within the Ashbrooke/ Tunstall/ Grangetown area which is considered to be of higher landscape value. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site includes amenity greenspace and forms part of a local GI corridor. Part of site should be laid out to public open space due to the lack of this within the area.

Availability:

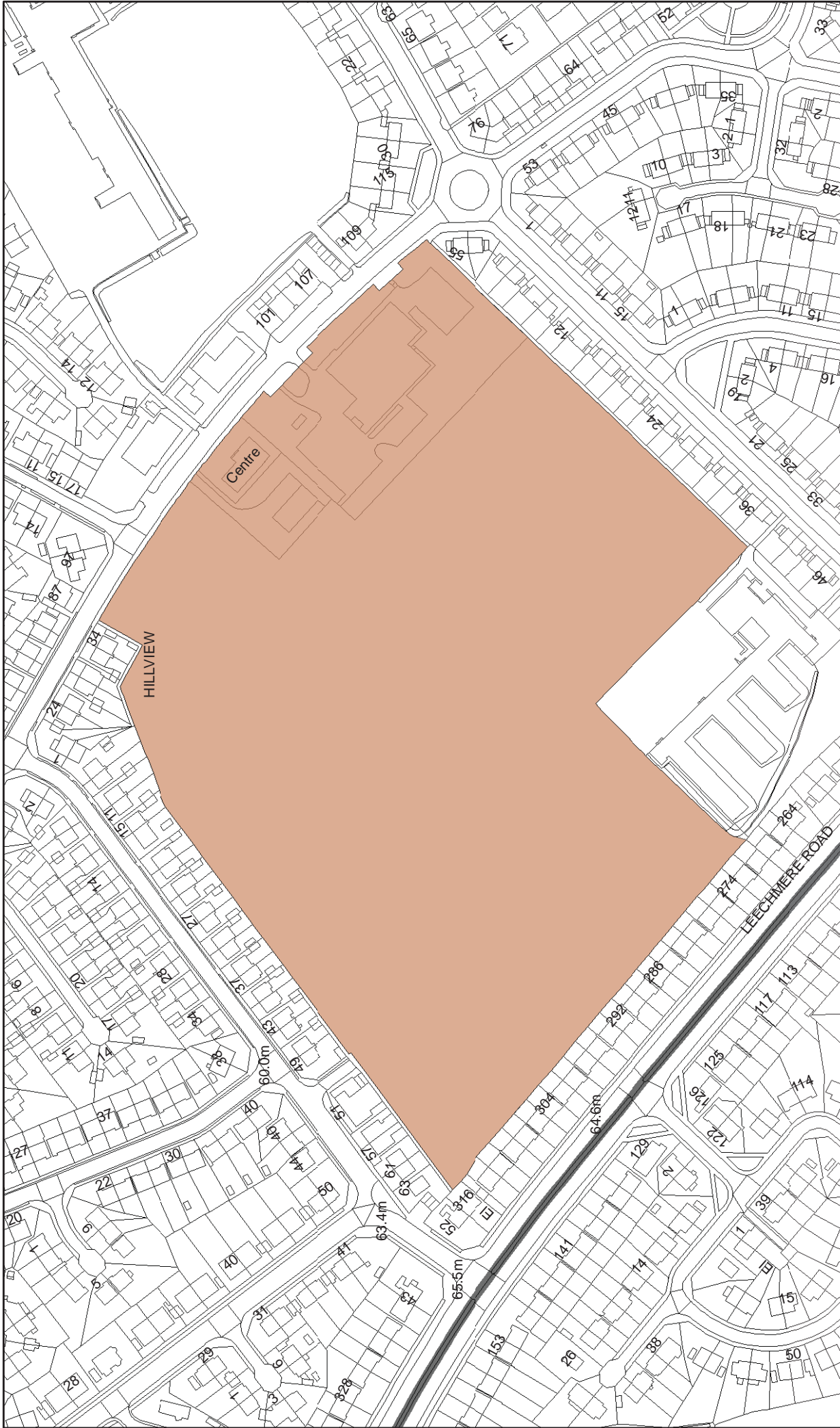
Conclusion on Availability: Available
 Comments on Availability: Council owned site identified for disposal.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Me Large Brownfield 60
 Mid to high market value area, with steady rates of recent delivery and high developer interest. Above average prices in immediate area. Site specific considerations (proximity to Ashbrooke/Tunstall/Grangetown area of higher landscape value, within 2km of the coastal wildlife corridor - HRA).

Deliverability

Comment on Deliverability: Subject to disposal of the site, approval by Sport England for releasing the site and the implementation of mitigation measures, where appropriate, this site has the potential to deliver around 100 units in the 11-15 year period. Due to the lack of open space within this area, it is anticipated that only half of the site will be developed and the remainder will be laid out as public open space.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2017
Contact	Site No 451: Former Stannington Centre and adjoining greenspace, Hillview, Stannington Grove
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	455	Site Name:	Pallion Industrial Estate, European Way
Subarea:	Sunderland South		
Ward:	PALLION		
PDL or greenfield:	PDL	Capacity:	515
Sieved site?	No	Site area (HA):	22.90
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. The site is partly affected by 1:30 incidence surface water flooding. Low incidence of groundwater flooding. Industrial uses mean that contamination may be present. A small amount of natural greenspace (shelter belt) exists to the west of the site.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Existing employment land to be retained - industrial uses/bad neighbour potential.

Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. The site is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Industrial uses mean that contamination may be present. A small amount of natural greenspace (shelter belt) exists to the west of the site.

Availability:

Conclusion on Availability: Not Available
 Comments on Availability: ELR identifies the site should remain for employment uses

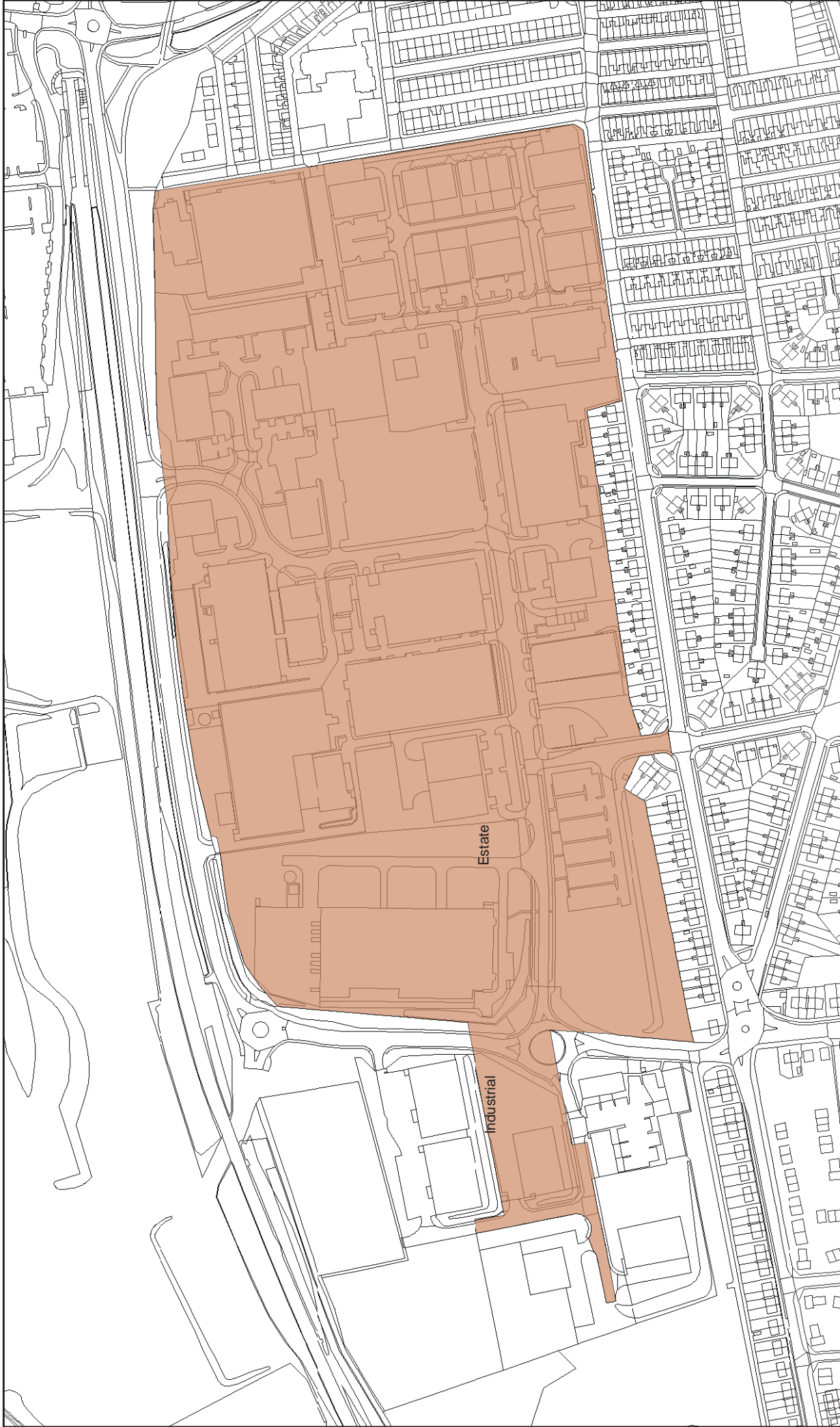
Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 500

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. There are a number of issues with the site that would require significant mitigation and may make its development unachievable. This includes biodiversity, flooding and access. School places in the area are limited and potential to further increase the capacity of existing schools is limited

Deliverability

Comment on Deliverability: Existing employment land to be retained. Potential issues with site suitability, availability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project Sunderland Strategic Housing Land
Availability Assessment - 2017

Scheme Site No 455: Pallion Industrial Estate, European Way

Contact North

Scale Not to Scale

Date July 2017

Drawing No.

Revisions

Sunderland City Council

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SHLAA Ref No:	477	Site Name:	Land north of Burdon Lane
Subarea:	Sunderland South		
Ward:	DOXFORD		
PDL or greenfield:	Greenfield	Capacity:	955
Sieved site?	No	Site area (HA):	78.40
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Approx 75% of the site is identified as 2 or 3a agricultural land. Though the area is not considered to be of a higher landscape character, it does afford significant viewpoints towards the coast, Tunstall Hills and Cleadon. Site lies within 2km of coastal wildlife corridor therefore subject to HRA. The site also forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. The site contains or is in close proximity to ponds, priority species and habitats. Site is within wider setting of Ryhope Engines Museum/Pumping Station, a SAM including Grade II* and Grade II listed buildings. Local archaeological significance. Site lies within critical drainage area and source protection zone with pockets of 1:30 incidence surface water flooding. Electricity pylon. The site forms part of green infrastructure cooridor linking the coast inload towards Houghton and Hetton, as well as providing key links towards the Tunstall Hills and Gilley Law. The site also provides areas of natural green space.

Planning History

Present Planning Status: No planning status
Planning App No:
Student Accomodation: No
Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
							15	30	30	
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	
60	65	65	65	65	65	65	65	65	300	
Under Construction:	No									
Units Completed:	0									

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Site forms part of the South Sunderland Growth Area. Mitigation required. Approx 75% of the site is identified as 2 or 3a agricultural land. Though the area is not considered to be of a higher landscape character, it does afford significant viewpoints towards the coast, Tunstall Hills and Cleadon. Site lies within 2km of coastal wildlife corridor therefore subject to HRA. The site also forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. The site contains or is in close proximity to ponds, priority species and habitats. Site is within wider setting of Ryhope Engines Museum/Pumping Station, a SAM including Grade II* and Grade II listed buildings. Local archaeological significance. Site lies within critical drainage area and source protection zone with pockets of 1:30 incidence surface water flooding. Electricity pylon. The site forms part of green infrastructure cooridor linking the coast inload towards Houghton and Hetton, as well as providing key links towards the Tunstall Hills and Gilley Law. The site also provides areas of natural green space.

Availability:

Conclusion on Availability: Available

Comments on Availability: Consortium of developers identified for development of the site.

Achievability:

Conclusion on Achievability: Achievable

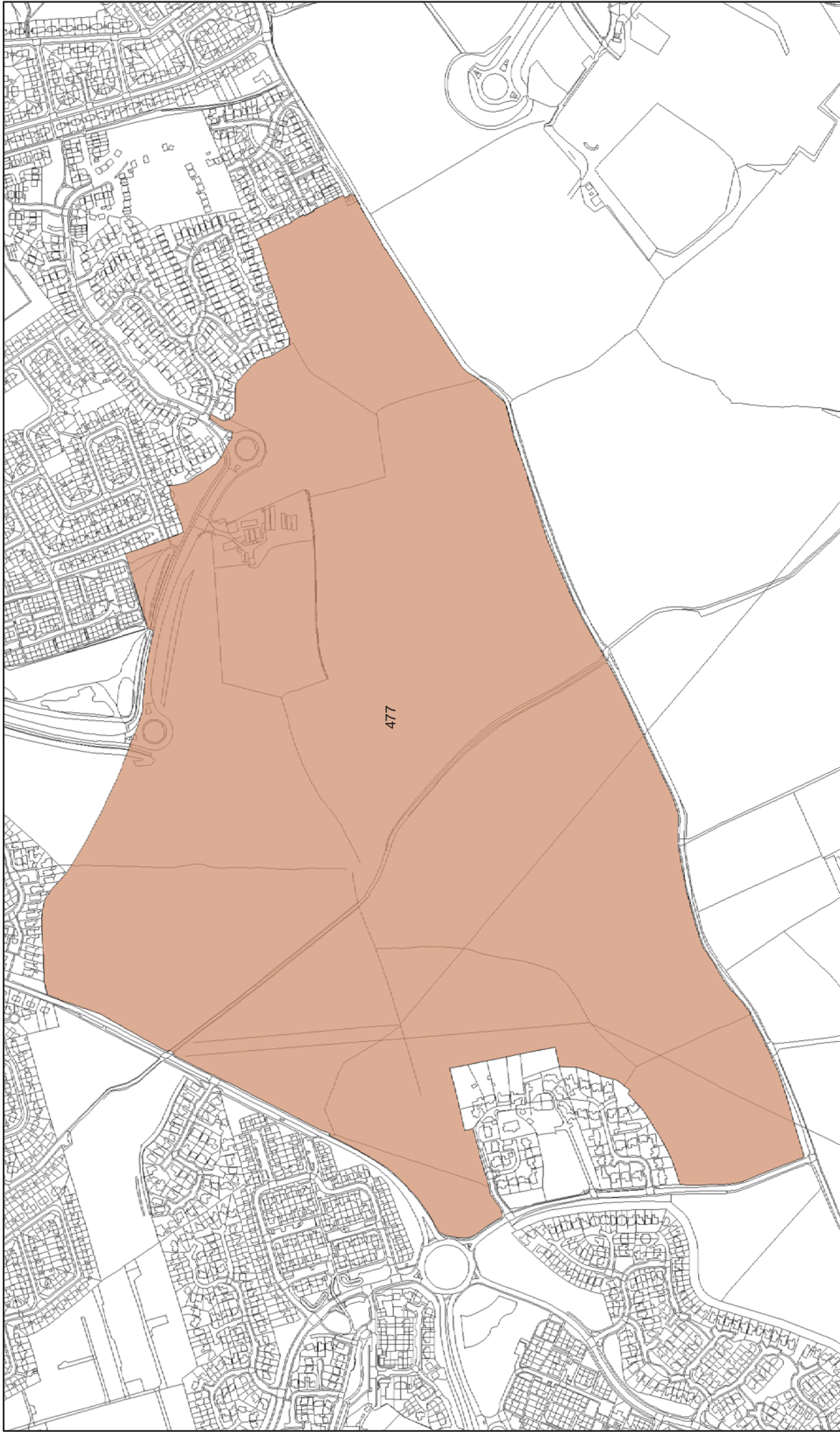
Comment on Achievability: Viability Assessment Typology: North of Burdon Lane.

Site achievability established through site masterplan.

Deliverability

Comment on Deliverability:

Site forms part of the South Sunderland Growth Area and has been masterplanned. A consortium of willing house builders on board with the masterplan and delivery of 955 units. Subject to planning consents, this site is expected to delivery 955 units throughout the plan period, through multi-outlet delivery. A planning application has been submitted (invalid) by Persimmon Homes for part of the site, as such site moved forward into the back end of years 1-5.



Project Sunderland Strategic Housing Land
Availability Assessment - 2018

Scheme Site No 477: Land north of Burdon Lane, Sunderland

Contact Not to Scale **Date** January 2018



North

Drawing No.

Revisions

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SHLAA Ref No:	502	Site Name:	Vane Arms, Silksworth
Subarea:	Sunderland South		
Ward:	SILKSWORTH		
PDL or greenfield:	PDL	Capacity:	7
Sieved site?	No	Site area (HA):	0.09
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA.

Planning History

Present Planning Status: Lapsed permission
 Planning App No: 12/00534/FUL
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Permitted – not started
 17/01168/FUL

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
						7				
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Previous lapsed permission demonstrates sites suitability for housing.

Availability:

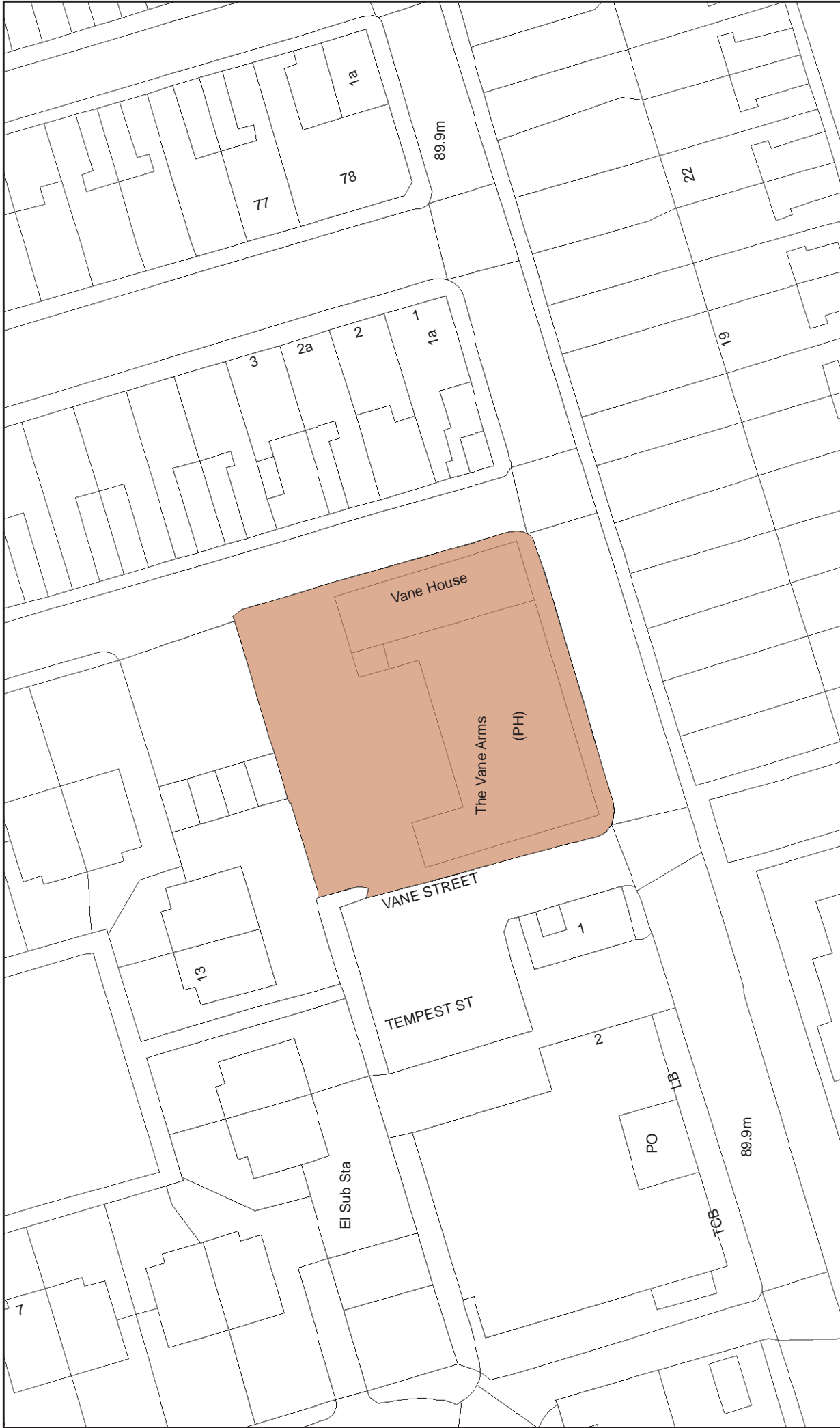
Conclusion on Availability: Available
 Comments on Availability: Site is available as it is currently vacant and ceased to operate as a public house.


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Small Brown 4
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. However the site has a valid planning permission for 7 units.

Deliverability

Comment on Deliverability: Planning permission granted in 2017 for conversion to 7 apartments. As such expected to deliver in years 1-5.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 502: Vane Arms, Silksworth
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	504	Site Name:	Doxford Park Phase 6
Subarea:	Sunderland South		
Ward:	DOXFORD		
PDL or greenfield:	PDL	Capacity:	113
Sieved site?	No	Site area (HA):	3.99
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

TPOs align western boundary of site. Site lies within 6km of coastal wildlife corridor therefore subject to HRA. The site lies in proximity to ponds with evidence of priority species in close proximity to the site. The site bounds the Silksworth Hall Conservation Area. Site lies within a critical drainage area and source protection zone and contains a small area affected by 1:30 incidence surface water flooding. Site contains small pockets of amenity greenspace and forms part of a narrow GI corridor linking Foxhole Wood to Tunstall Lodge and Burdon.

Planning History

Present Planning Status: Application pending
 Planning App No: 18/00438/FUL
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
						23	30	30	30
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Previous residential site demonstrates suitability. Mitigation required. TPOs align western boundary of site. Site lies within 6km of coastal wildlife corridor therefore subject to HRA. The site lies in proximity to ponds with evidence of priority species in close proximity to the site. The site bounds the Silksworth Hall Conservation Area. Site lies within a critical drainage area and source protection zone and contains a small area affected by 1:30 incidence surface water flooding. Site contains small pockets of amenity greenspace and forms part of a narrow GI corridor linking Foxhole Wood to Tunstall Lodge and Burdon.

Availability:

Conclusion on Availability: Available

Comments on Availability: Developer on board with interest in the scheme.

Achievability:

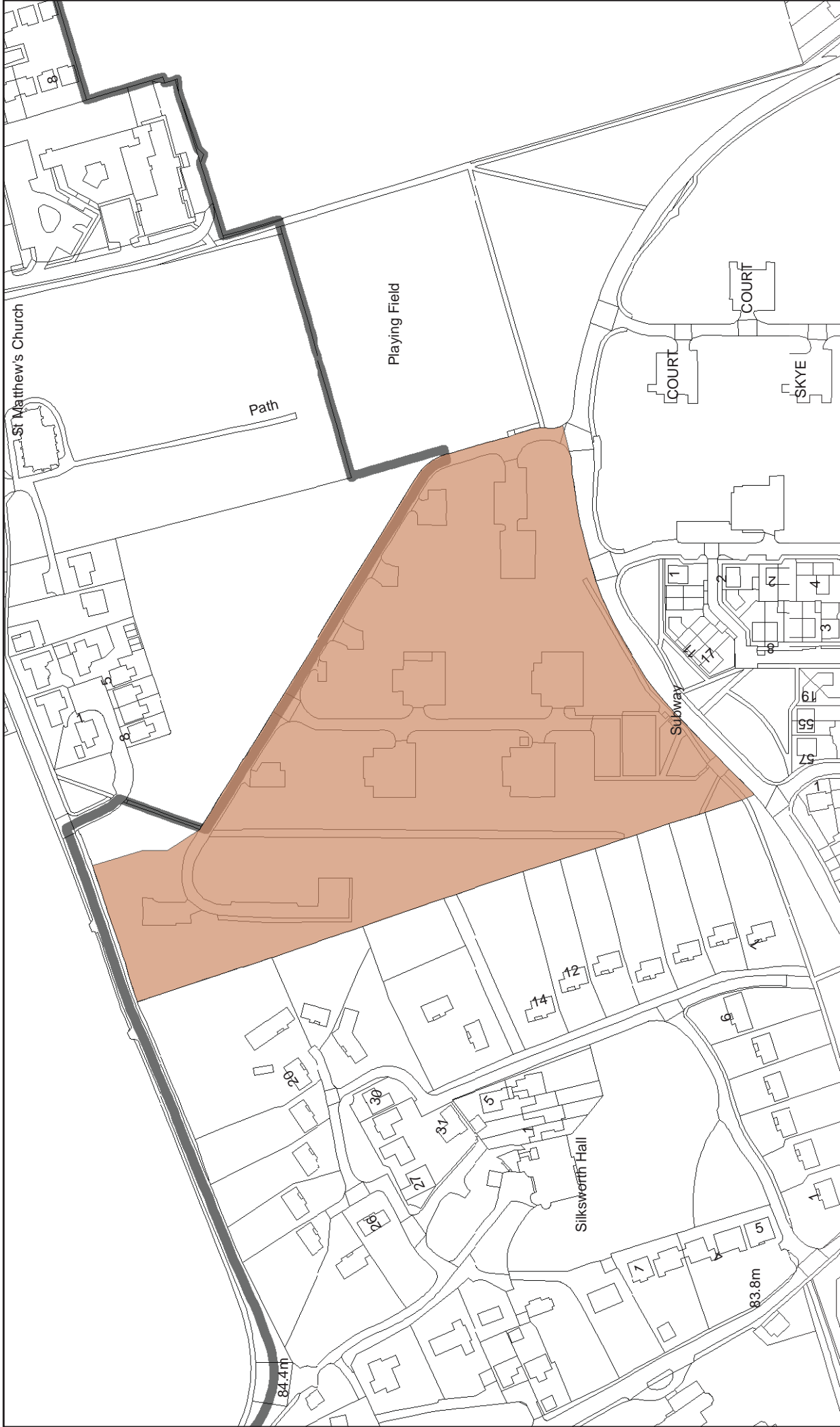
Conclusion on Achievability: Achievable


Comment on Achievability: Viability Assessment Typology: Large Brownfield 150

Developer on board interested in bringing forward the site. Earlier phases (4 & 5) have sold extremely well. Abnormal site costs associated with proximity to ponds, priority species, conservation area, critical drainage area, surface water flood risk and source protection zone likely.

Deliverability

Comment on Deliverability: Site considered to be suitable, available and achievable, subject to implementation of mitigation measures and grant of planning permission. (Potential HRA issues). Planning application programmed to be submitted Feb/March 2018 as such site is expected to start to deliver units back end of 1-5.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 504: Doxford Park Phase 6
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	505	Site Name:	Doxford Park Phase 5
Subarea:	Sunderland South		
Ward:	DOXFORD		
PDL or greenfield:	PDL	Capacity:	155
Sieved site?	No	Site area (HA):	8.54
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

N/A - permitted under construction

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 13/01337/FUL
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
15/16:	0	12	28	39	30	30	16		
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: Yes
 Units Completed: 40

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site suitability established through grant of planning permission.

Availability:

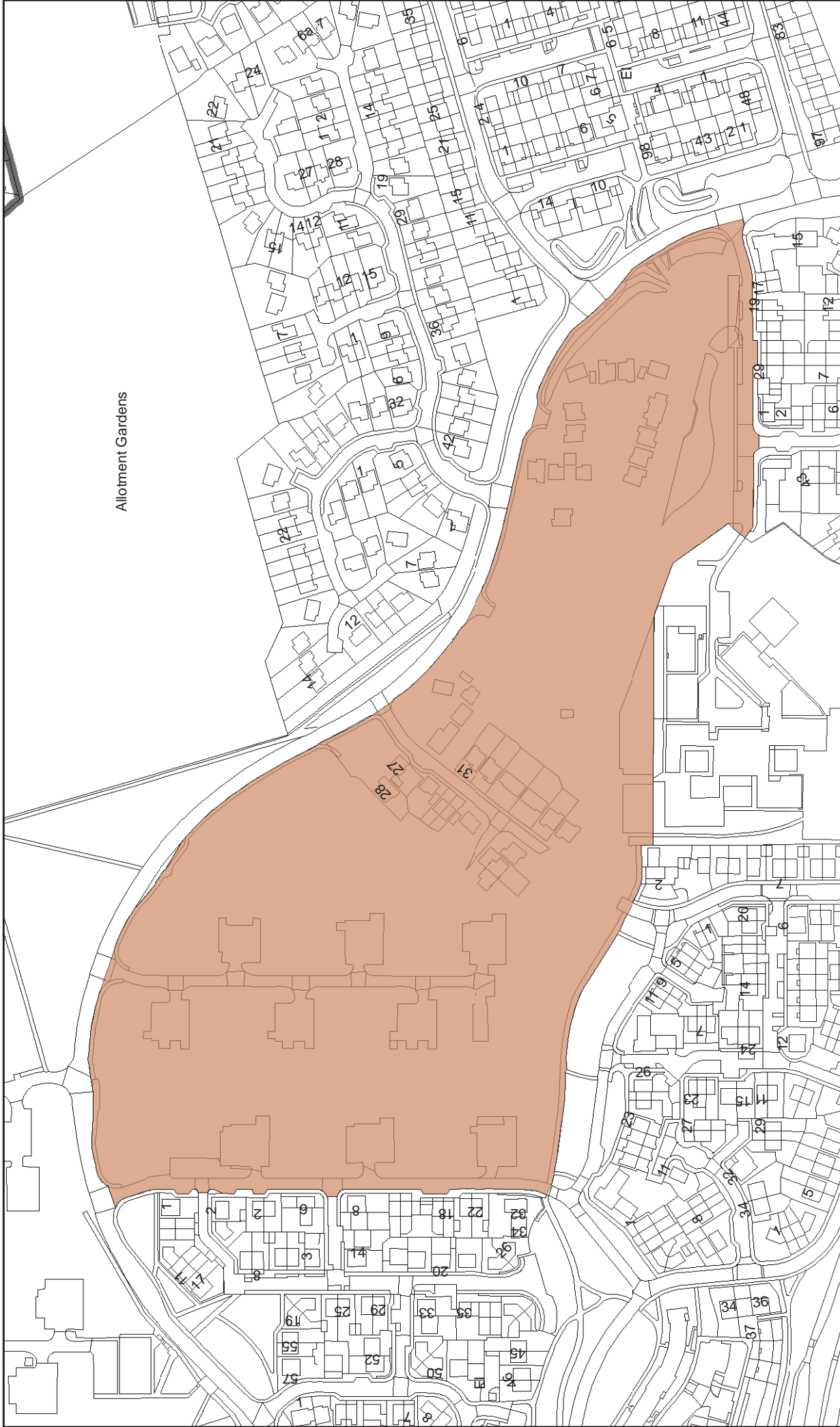
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 150.
 Site achievability established through grant of planning permission.

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Site under construction. Delivery of all units anticipated in 0-5 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 505: Doxford park Phase 5
Contact	Not to Scale
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	511	Site Name:	Land at Burdon Lane, west of Bevan Avenue
Subarea:	Sunderland South		
Ward:	DOXFORD		
PDL or greenfield:	Greenfield	Capacity:	77
Sieved site?	No	Site area (HA):	2.42
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Planning History

Present Planning Status: Complete – no more units left to build
 Planning App No: 11/03345/SUB
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
48	28	1								
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: Yes
 Units Completed: 77

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site suitability established through grant of planning permission.

Availability:

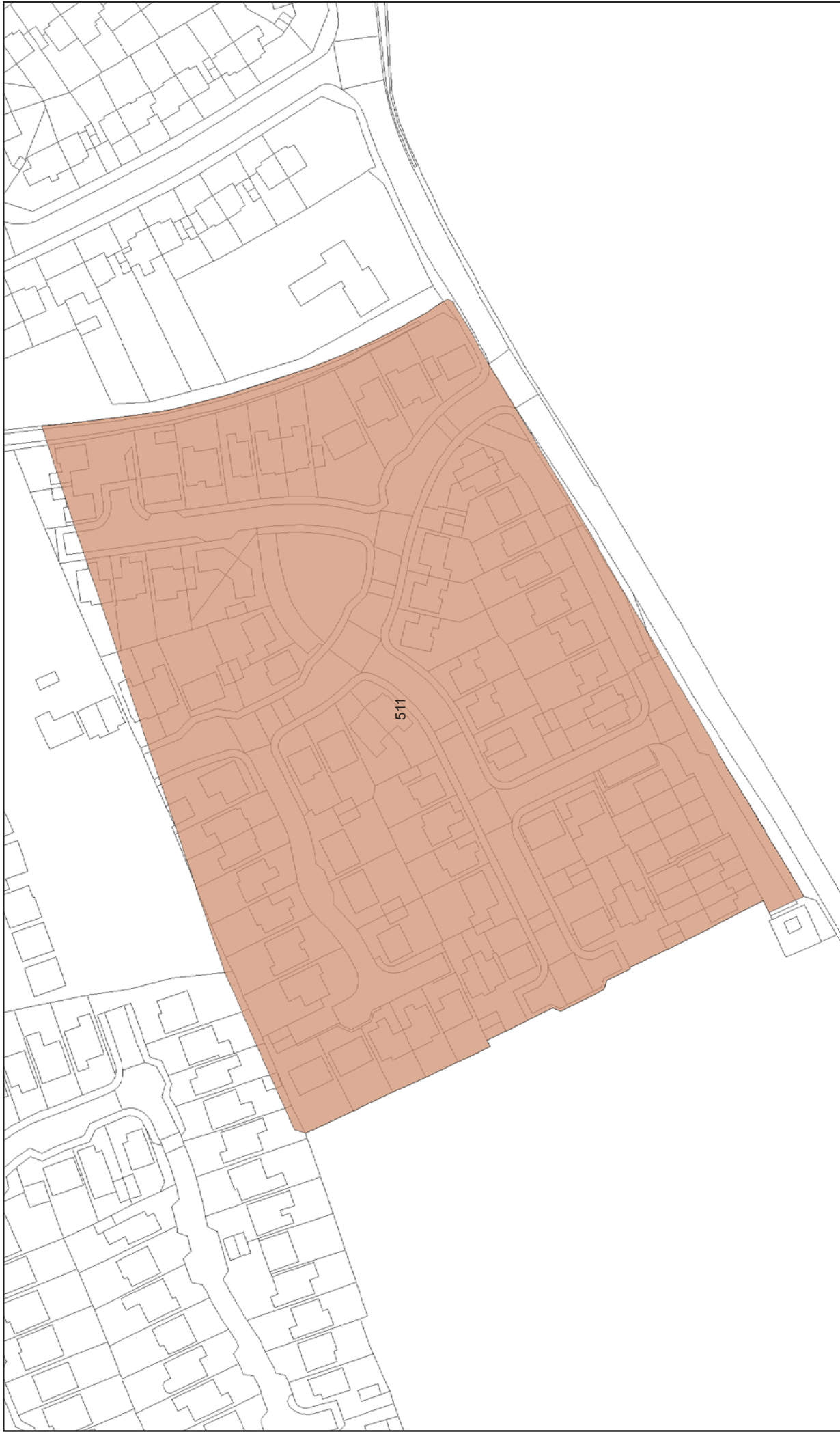
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 75
 Site achievability established through grant of planning permission. Site is currently under construction

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Site is complete.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 511: Land at Burdon Lane, west of Bevan Avenue
Contact	North
Scale	Not to Scale
Date	January 2018
Drawing No.	Revisions

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SHLAA Ref No:	531	Site Name:	Council Yard, North St, Silksworth
Subarea:	Sunderland South		
Ward:	SILKSWORTH		
PDL or greenfield:	PDL	Capacity:	6
Sieved site?	No	Site area (HA):	0.14
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Surface water flooding - less (just crosses over boundary into site)

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 11/01908/FUL
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
1	2	0	0	3						
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: Yes
 Units Completed: 3

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Suitability of site established through grant of planning permission

Availability:

Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Small Brown 7
 Site achievability established through grant of planning permission. Site currently under construction.

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Site currently under construction and expected to deliver 3 units in the 0-5 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 531: Council Yard, North St, Silksworth
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	541	Site Name:	Former Leechmere Road allotments
Subarea:	Sunderland South		
Ward:	RYHOPE		
PDL or greenfield:	PDL	Capacity:	36
Sieved site?	No	Site area (HA):	1.32
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 2km of coastal wildlife corridor therefore subject to HRA. In proximity of ponds. The site is partly affected by 1:100 incidence surface water flooding (5%) and 1 in 1000 (5%). Surface water reservoir would require removal to realise full site development. The site provides natural greenspace (formerly allotments)

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. Site lies within 2km of coastal wildlife corridor therefore subject to HRA. In proximity of ponds. The site is partly affected by 1:100 incidence surface water flooding (5%) and 1 in 1000 (5%). Surface water reservoir would require removal to realise full site development. The site provides natural greenspace (formerly allotments)

Availability:

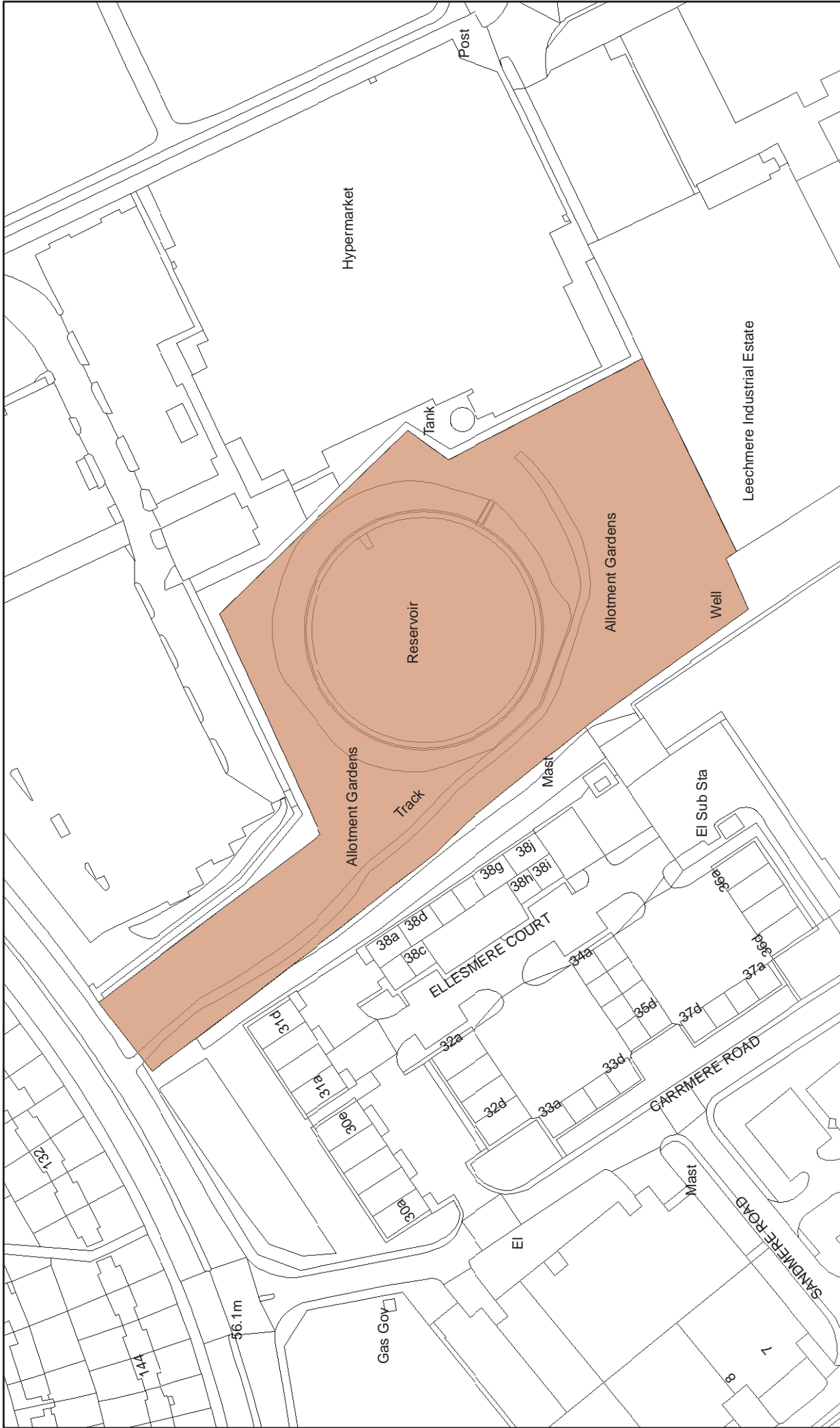
Conclusion on Availability: Available
 Comments on Availability: No known constraints to availability at this point in time

Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Brownfield 25
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.

Deliverability

Comment on Deliverability: Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 541: Former Leechmere Road allotments
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	564	Site Name:	Land at Ryhope Rd and Salterfern Lane
Subarea:	Sunderland South		
Ward:	RYHOPE		
PDL or greenfield:	PDL	Capacity:	0
Sieved site?	No	Site area (HA):	0.65
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 2km of coastal wildlife corridor therefore subject to HRA. Low incidence potential of groundwater flooding. 1 in 1000 surface water flooding potential (5%)

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. Site lies within 2km of coastal wildlife corridor therefore subject to HRA. Low incidence potential of groundwater flooding.

Availability:

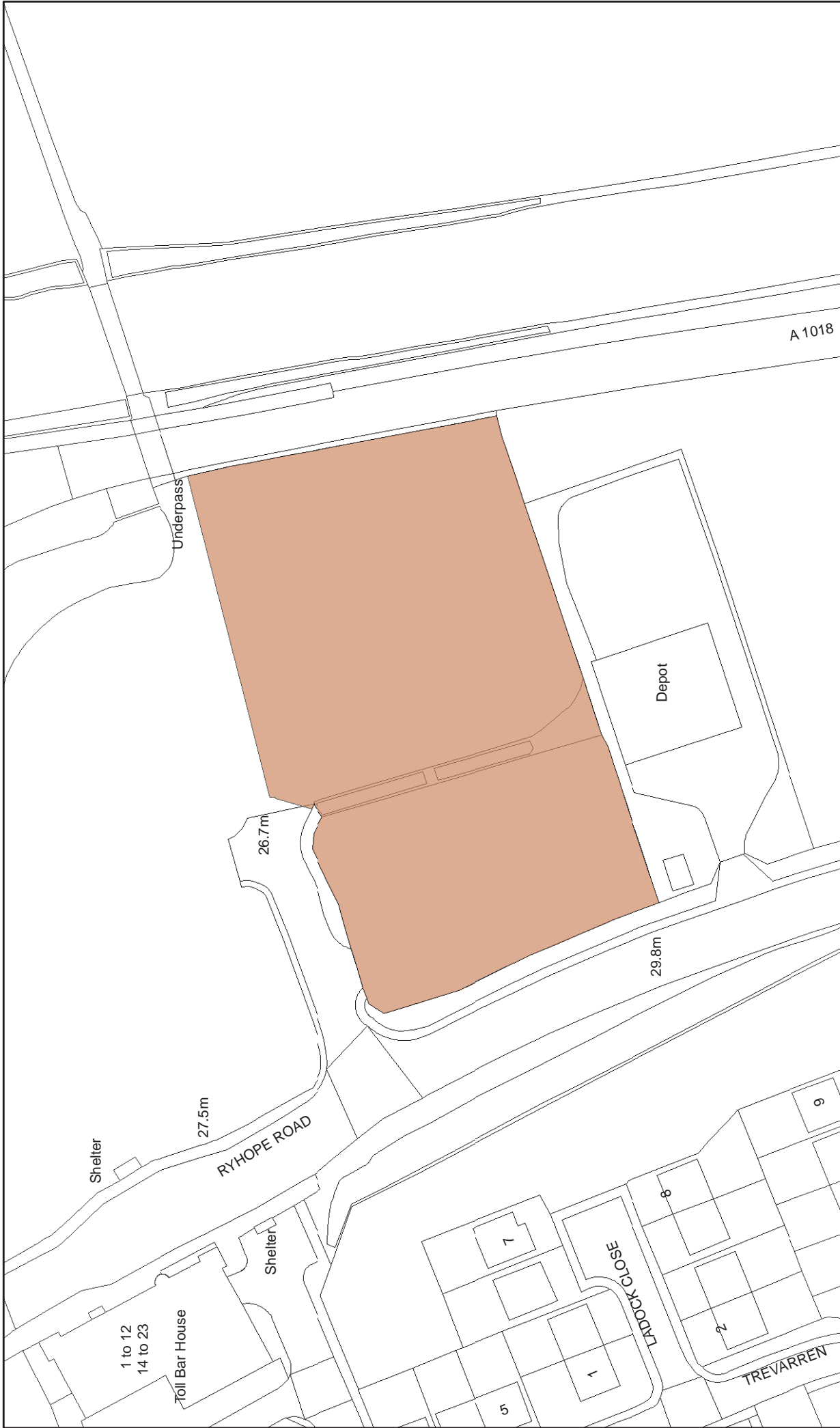
Conclusion on Availability: Available
 Comments on Availability: No known constraints to availability at this point in time


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 20
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.

Deliverability

Comment on Deliverability: Site superseded by site number 380.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2017
Contact	Site No 564: Land at Ryhope Rd and Salterfern Lane
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	630	Site Name:	Land Adjac Saint Lukes Road
Subarea:	Sunderland South		
Ward:	PALLION		
PDL or greenfield:	PDL	Capacity:	123
Sieved site?	No	Site area (HA):	3.79
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Surface water flooding - less

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 13/02903/FUL
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
15/16:	0	0	30	86	7				
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: Yes
 Units Completed: 30

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site suitability established through grant of planning permission. Site is currently under construction.

Availability:

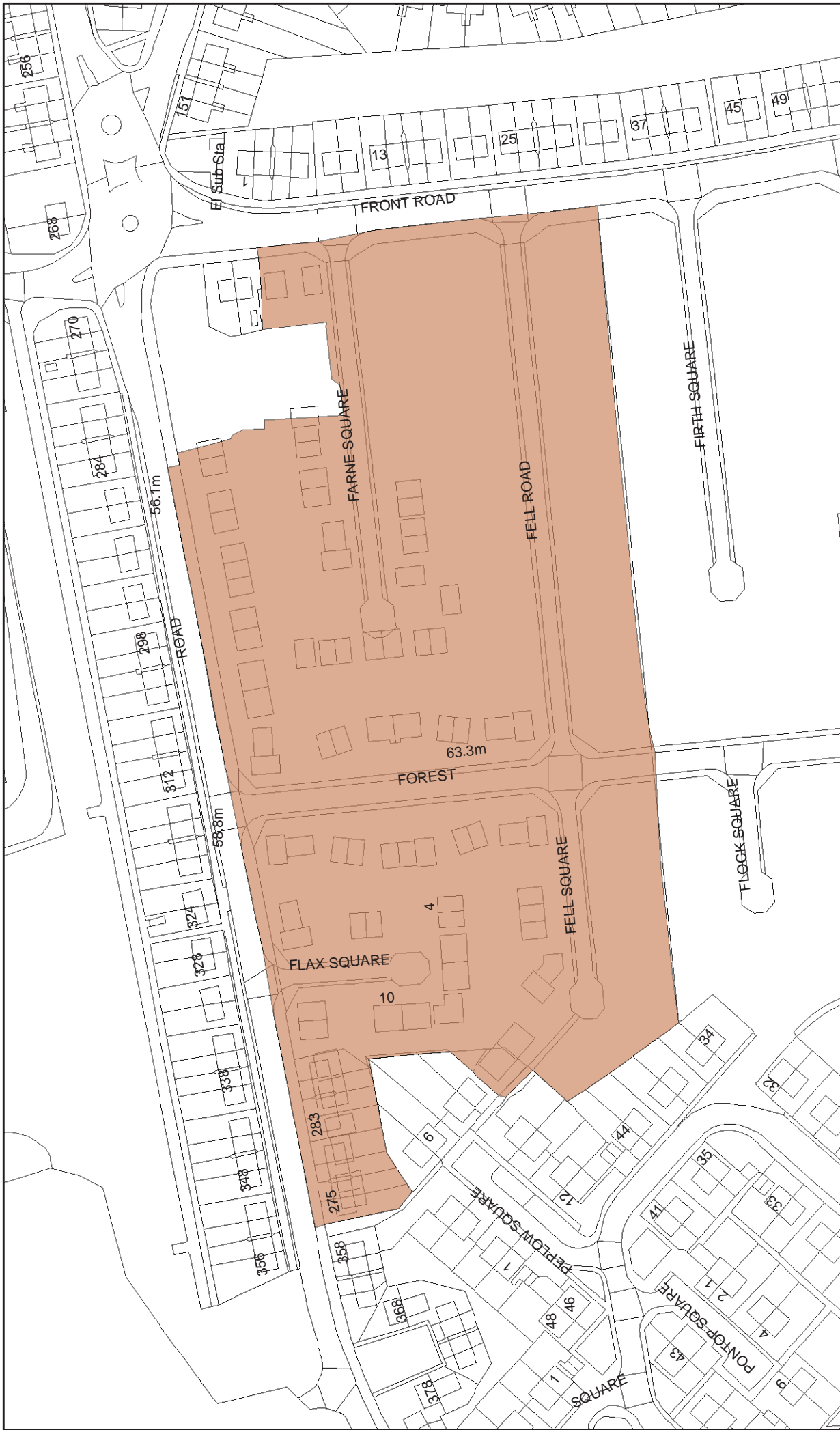
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission. Site is currently under construction.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 150
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, However the site is currently under construction.

Deliverability

Comment on Deliverability: Site is currently under construction and is expected to deliver all units in year 1-5 period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 630: Land Adjac Saint Lukes Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	638	Site Name:	Land west of Tunstall Hills, Tunstall Hope Road
Subarea:	Sunderland South		
Ward:	SILKSWORTH		
PDL or greenfield:	Greenfield	Capacity:	86
Sieved site?	No	Site area (HA):	3.80
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site forms part of the backdrop to the Tunstall Hills and is identified as an area of AHLV. Quality of agricultural land not known. TPOs along the western boundary of the site. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Also forms part of the wildlife corridor linking the Tunstall Hills to Silksworth Recreation Centre and the coast. Evidence of priority species on and in vicinity of site. Local archaeological significance. Low incidence potential of groundwater flooding. The site forms part of the GI corridor linking Silksworth to the coast. The site also incorporates a public bridleway leading to the Tunstall Hills.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	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:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Site forms part of the backdrop to the Tunstall Hills and is identified as an area of AHLV. Quality of agricultural land not known. TPOs along the western boundary of the site. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Also forms part of the wildlife corridor linking the Tunstall Hills to Silksworth Recreation Centre and the coast. Evidence of priority species on and in vicinity of site. Local archaeological significance. Low incidence potential of groundwater flooding. The site forms part of the GI corridor linking Silksworth to the coast. The site also incorporates a public bridleway leading to the Tunstall Hills. 2016 Settlement Break Review identifies that the Settlement Break in this location should be retained, therefore the site is not suitable for housing in context of the evidence base and constraints on the site.

Availability:

Conclusion on Availability: Available

Comments on Availability: Site available. Heads of Terms have been agreed with Avant Homes and an Option Agreement is expected to be signed in due course.

Achievability:

Conclusion on Achievability: Not Achievable

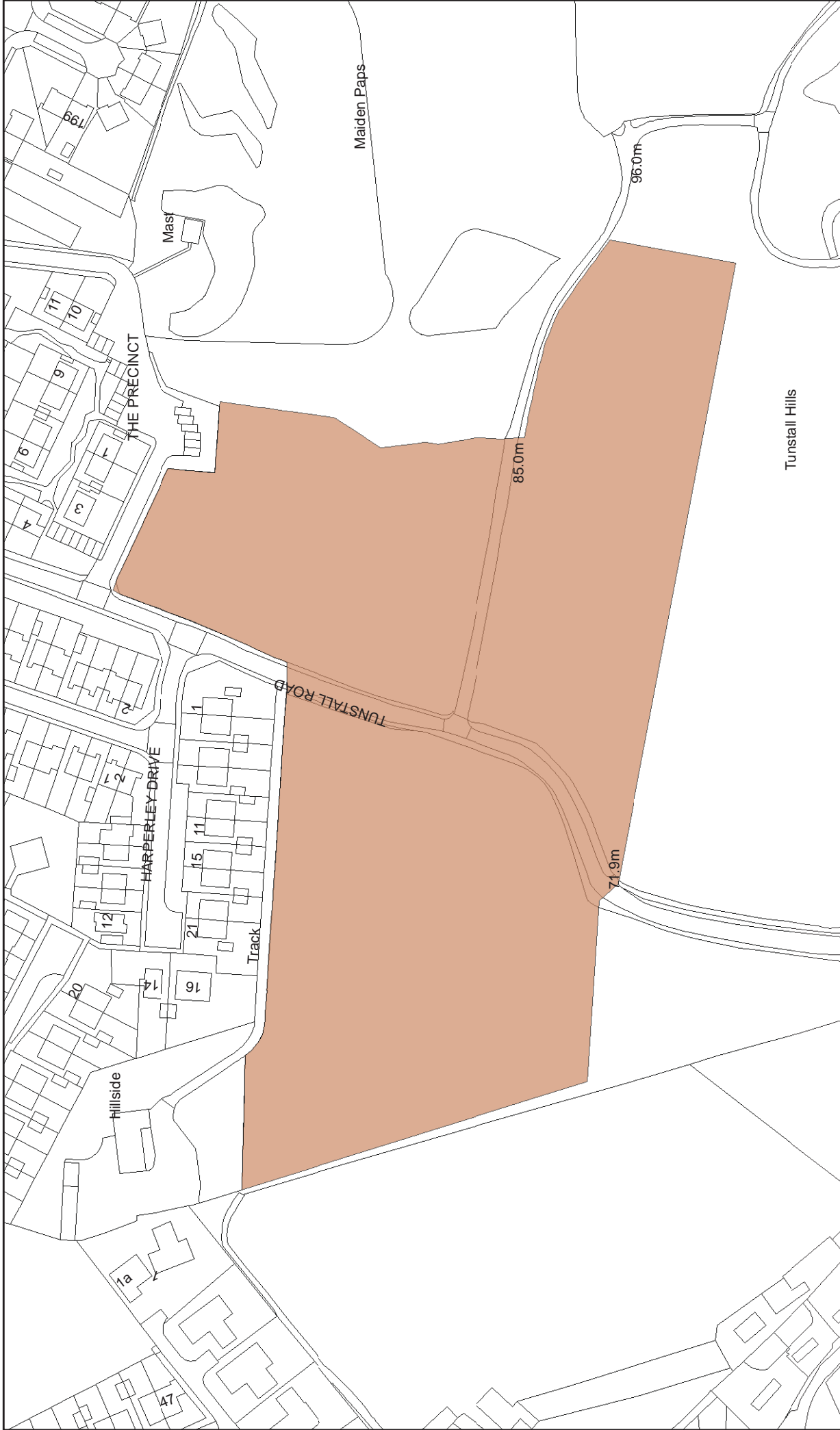
Comment on Achievability:


Viability Assessment Typology: Large Greenfield 75

Viability Assessment Typology indicates that this typology of site is likely to be viable. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (AHLV, wildlife corridor, HRA Steeple Break and GI corridor). Abnormal costs may be associated with surface water flooding and coal shafts which may require significant engineering solutions to make the site feasible for housing. Development of the site will require significant mitigation when it comes to landscape and biodiversity which may make it unachievable. There are also concerns regarding the existing road network constrained with limited junction capacity to the south west. There are also visibility and road alignment issues.

Deliverability**Comment on Deliverability:**

Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 638: Land west of Tunstall Hills, Tunstall Hope Road
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

Sunderland City Council

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SHLAA Ref No:	641	Site Name:	Burdon Green Belt
Subarea:	Sunderland South		
Ward:	DOXFORD		
PDL or greenfield:	Mixed (G95 b5)	Capacity:	2665
Sieved site?	No	Site area (HA):	177.66
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Fundamental to purposes of Green Belt. Evidence of higher quality agricultural land adjacent to this area. Incorporates historic village of Burdon. TPOs around Burdon Village. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The area falls partly within a Source Protection Zone and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Site also incorporates or lies in close proximity to ponds and LWS with European protected species present in area. Incorporates historic village of Burdon (a proposed Conservation Area) which includes Grade II listed Burdon Hall. The entire site forms a strategic GI corridor linking Houghton and the Coast. Rights of way cross the site.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	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:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Site not suitable as within designated Green Belt. Fundamental to purposes of Green Belt. Evidence of higher quality agricultural land adjacent to this area. Incorporates historic village of Burdon. TPOs around Burdon Village. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The area falls partly within a Source Protection Zone and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Site also incorporates or lies in close proximity to ponds and LWS with European protected species present in area. Incorporates historic village of Burdon (a proposed Conservation Area) which includes Grade II listed Burdon Hall. The entire site forms a strategic GI corridor linking Houghton and the Coast. Rights of way cross the site.

Availability:

Conclusion on Availability: Available

Comments on Availability: There are no known availability constraints at this time

Achievability:

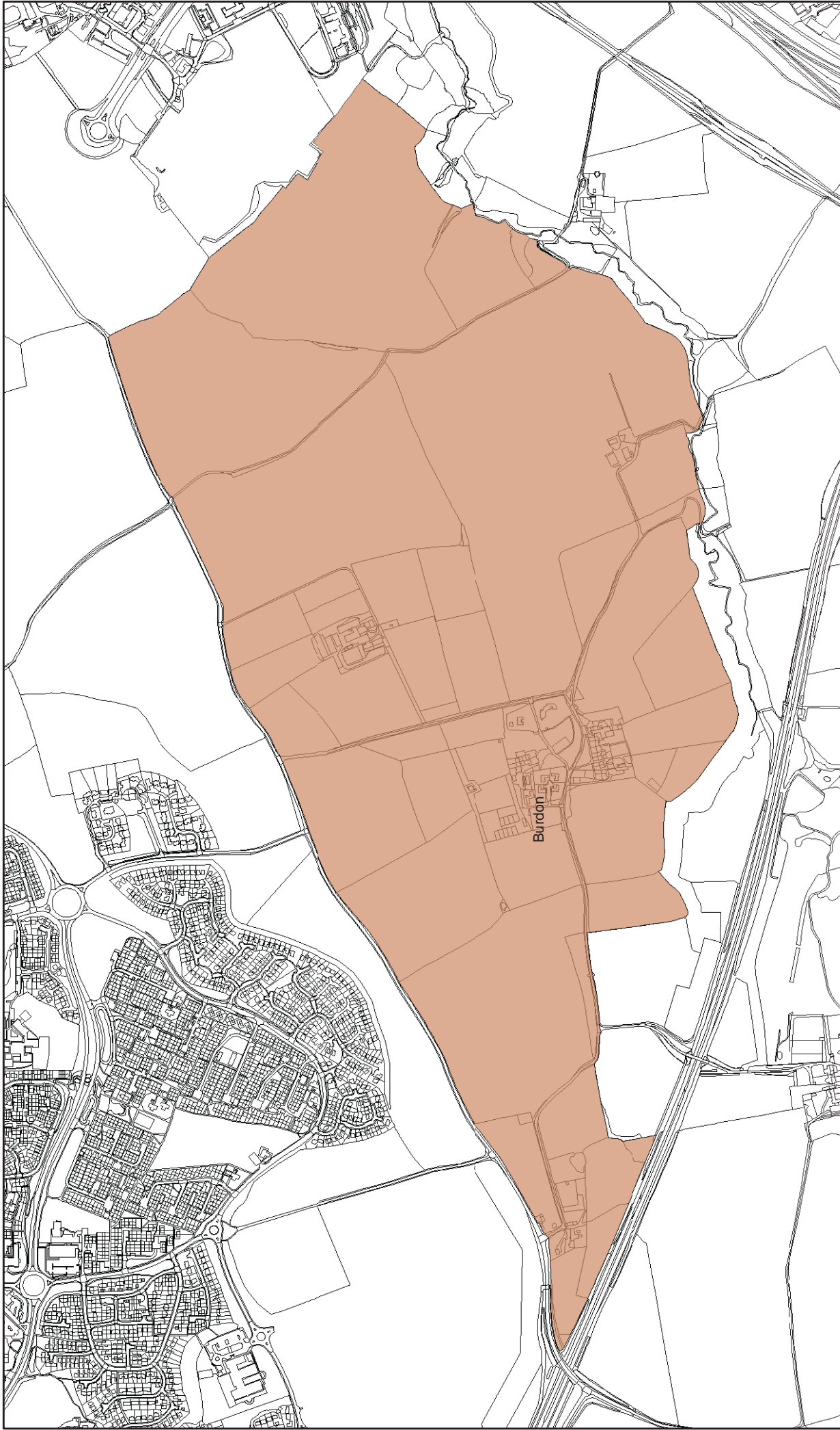
Conclusion on Achievability: Achievable

Comment on Achievability: Viability Assessment Typology: Large Greenfield 350

Viability Assessment Typology indicates that this typology of site is likely to be viable. There are numerous issues on the site that will require significant mitigation and may make the development unachievable such as landscape, biodiversity, historic environment, flooding, ground conditions, green infrastructure and infrastructure.

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt. Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project Sunderland Strategic Housing Land
Availability Assessment - 2017

Scheme Site No 641: Burdon Green Belt

Contact North

Scale Not to Scale **Date** July 2017

Drawing No.

Revisions

Sunderland City Council

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Achievability:

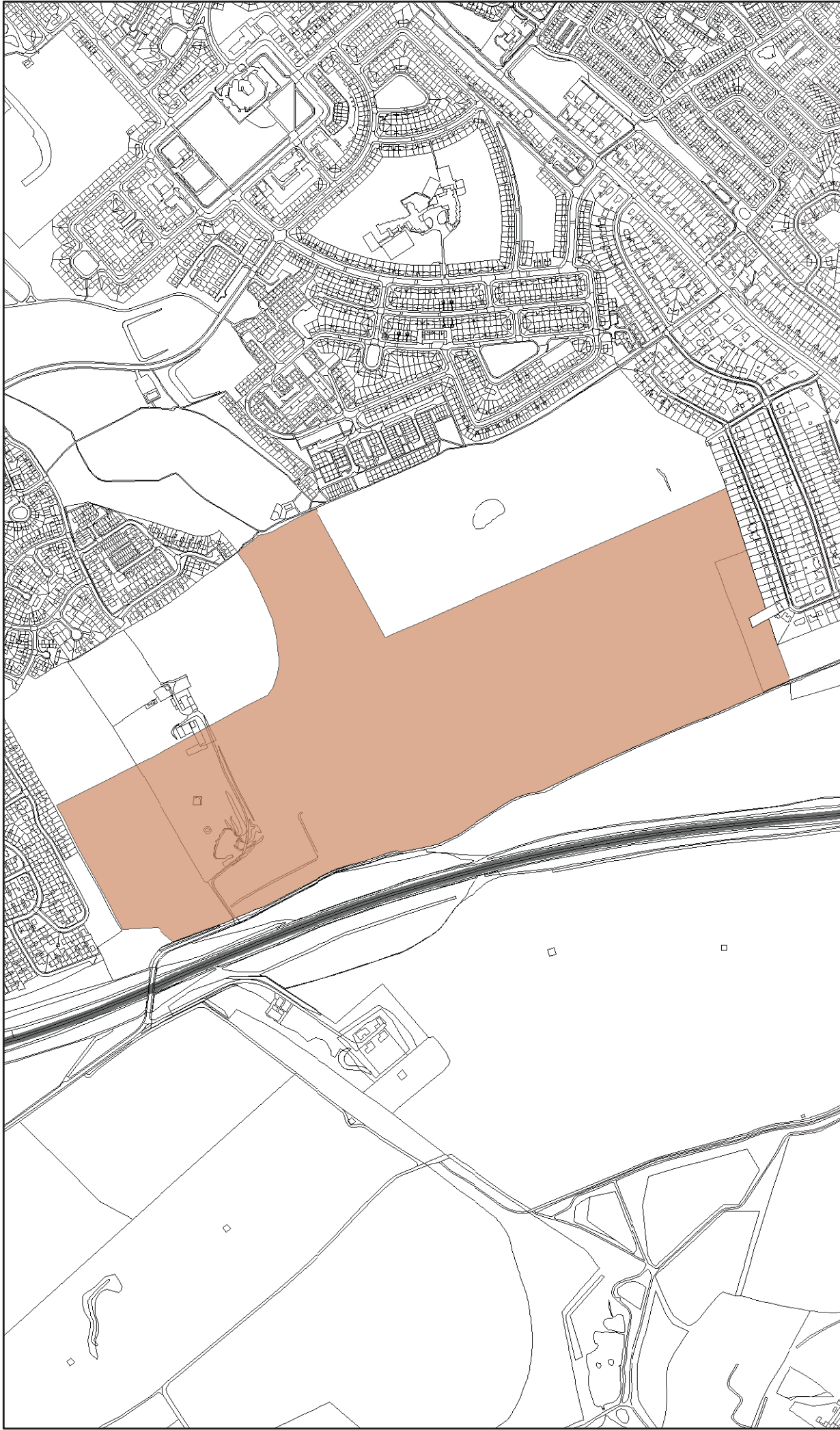
Conclusion on Achievability: Not Achievable

Comment on Achievability: Viability Assessment Typology: Large Greenfield 350.

Viability Assessment Typology indicates that this typology of site is likely to be viable. However, the site is significantly covered by a SAM and SSSI. Significant abnormal costs of development expected as a result of significant coverage of SAMs and SSSI within site boundary. Therefore at this point in the time the site has been assessed as not achievable due to site constraints.

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with significant multiple site constraints.



Project Sunderland Strategic Housing Land
Availability Assessment - 2017

Scheme Site No 648A: Hastings Hill / Herrington Green Belt,
Foxcover Lane

Contact North

Scale Not to Scale **Date** July 2017

Drawing No.

Revisions

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SHLAA Ref No:	648B	Site Name:	Hastings Hill / Herrington Green Belt, Foxcover Lane (South West)
Subarea:	Sunderland South		
Ward:	SILKSWORTH		
PDL or greenfield:	Greenfield	Capacity:	162
Sieved site?	No	Site area (HA):	10.90
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site includes 2 scheduled ancient monuments, the Hastings Hill Round Barrow, curses and causeway enclosure Scheduled Ancient Monuments, and other smaller sites of local archaeological significance. It is also adjacent and within setting of the grade II listed Middle Herrington Farm. Most of the area comprises grade 2 or 3a agricultural land and it forms an area of HLV with the Magnesian Limestone Escarpment. Much of the area is also protected as a scheduled ancient monument, thereby constituting significant historic landscape. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Site incorporates a SSSI. Potential adverse impact on farmland bird species. The site lies within a critical drainage area and source protection zone and contains areas affected by 1:30 (<5%) incidence surface water flooding. Part of the site has low incidence of groundwater flooding. Site forms an essential part of the GI corridor leading into Barnes Park Extensions, and also forms part of the wider strategic corridor running between the River Wear and County Durham. Public rights of way runs through the site.

Planning History

Present Planning Status: No planning status
Planning App No:
Student Accommodation: No
Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Site not suitable as within designated Green Belt. The site is adjacent to two scheduled ancient monuments, the Hastings Hill Round Barrow, curses and causeway enclosure Scheduled Ancient Monuments, and other smaller sites of local archaeological significance. It is also within proximity to the setting of the grade II listed Middle Herrington Farm. Most of the area comprises grade 2 or 3a agricultural land and it forms an area of HLV with the Magnesian Limestone Escarpment. Much of the adjacent site (648A) is also protected as a scheduled ancient monument, thereby constituting significant historic landscape (Category 1 designation). Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Site within close proximity of a SSSI. Potential adverse impact on farmland bird species. The site lies within a critical drainage area and source protection zone and contains areas affected by incidence surface water flooding. Site forms an essential part of the GI corridor leading into Barnes Park Extensions, and also forms part of the wider strategic corridor running between the River Wear and County Durham. Public rights of way runs through the site.

Availability:

Conclusion on Availability: Available

Comments on Availability: Private site put forward by landowner for development

Achievability:

Conclusion on Achievability: Not Achievable


Comment on Achievability: Viability Assessment Typology: Large Greenfield 175.

Viability Assessment Typology indicates that this typology of site is likely to be viable. However, the site is within close proximity of the SAM and SSSI which will likely require significant buffers to the sites. In addition surface water flooding mitigation may require substantial engineering solutions which may impact upon viability of the site. Further evidence base studies are expected from the developer and dialogue with the landowner/developer will be undertaken in subsequent SHLAA reviews. Therefore at this point in the time the site has been assessed as not achievable due to site constraints.

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with significant multiple site constraints. Further evidence studies are anticipated from the developer to demonstrate the principle of access, archaeology, flood risk and highways can be mitigated. This evidence will be reviewed in subsequent reviews of the SHLAA.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 648B: Hastings Hill / Herrington Green Belt, Foxcover Lane (South West)
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	648C	Site Name:	Hastings Hill / Herrington Green Belt, Foxcover Lane (West)
Subarea:	Sunderland South		
Ward:	SILKSWORTH		
PDL or greenfield:	Greenfield	Capacity:	102
Sieved site?	No	Site area (HA):	7.82
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site includes 2 scheduled ancient monuments, the Hastings Hill Round Barrow, curses and causeyard enclosure Scheduled Ancient Monuments, and other smaller sites of local archaeological significance. It is also adjacent and within setting of the grade II listed Middle Herrington Farm. Most of the area comprises grade 2 or 3a agricultural land and it forms an area of HLV with the Magnesian Limestone Escarpment. Much of the area is also protected as a scheduled ancient monument, thereby constituting significant historic landscape. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Site incorporates a SSSI. Potential adverse impact on farmland bird species. The site lies within a critical drainage area and source protection zone and contains areas affected by 1:30 (<5%) incidence surface water flooding. Part of the site has low incidence of groundwater flooding. Site forms an essential part of the GI corridor leading into Barnes Park Extensions, and also forms part of the wider strategic corridor running between the River Wear and County Durham. Public rights of way runs through the site.

Planning History

Planning History 2

Present Planning Status: No planning status
Planning App No:
Student Accomodation: No
Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Site not suitable as within designated Green Belt. The site is adjacent to two scheduled ancient monuments, the Hastings Hill Round Barrow, curses and causeyard enclosure Scheduled Ancient Monuments, and other smaller sites of local archaeological significance. It is also within proximity to the setting of the grade II listed Middle Herrington Farm. Most of the area comprises grade 2 or 3a agricultural land and it forms an area of HLV with the Magnesian Limestone Escarpment. Much of the adjacent site (648A) is also protected as a scheduled ancient monument, thereby constituting significant historic landscape (Category 1 designation). Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Site within close proximity of a SSSI. Potential adverse impact on farmland bird species. The site lies within a critical drainage area and source protection zone and contains areas affected by incidence surface water flooding. Site forms an essential part of the GI corridor leading into Barnes Park Extensions, and also forms part of the wider strategic corridor running between the River Wear and County Durham. Public rights of way runs through the site.

Availability:

Conclusion on Availability: Available

Comments on Availability: Private site put forward by landowner for development

Achievability:

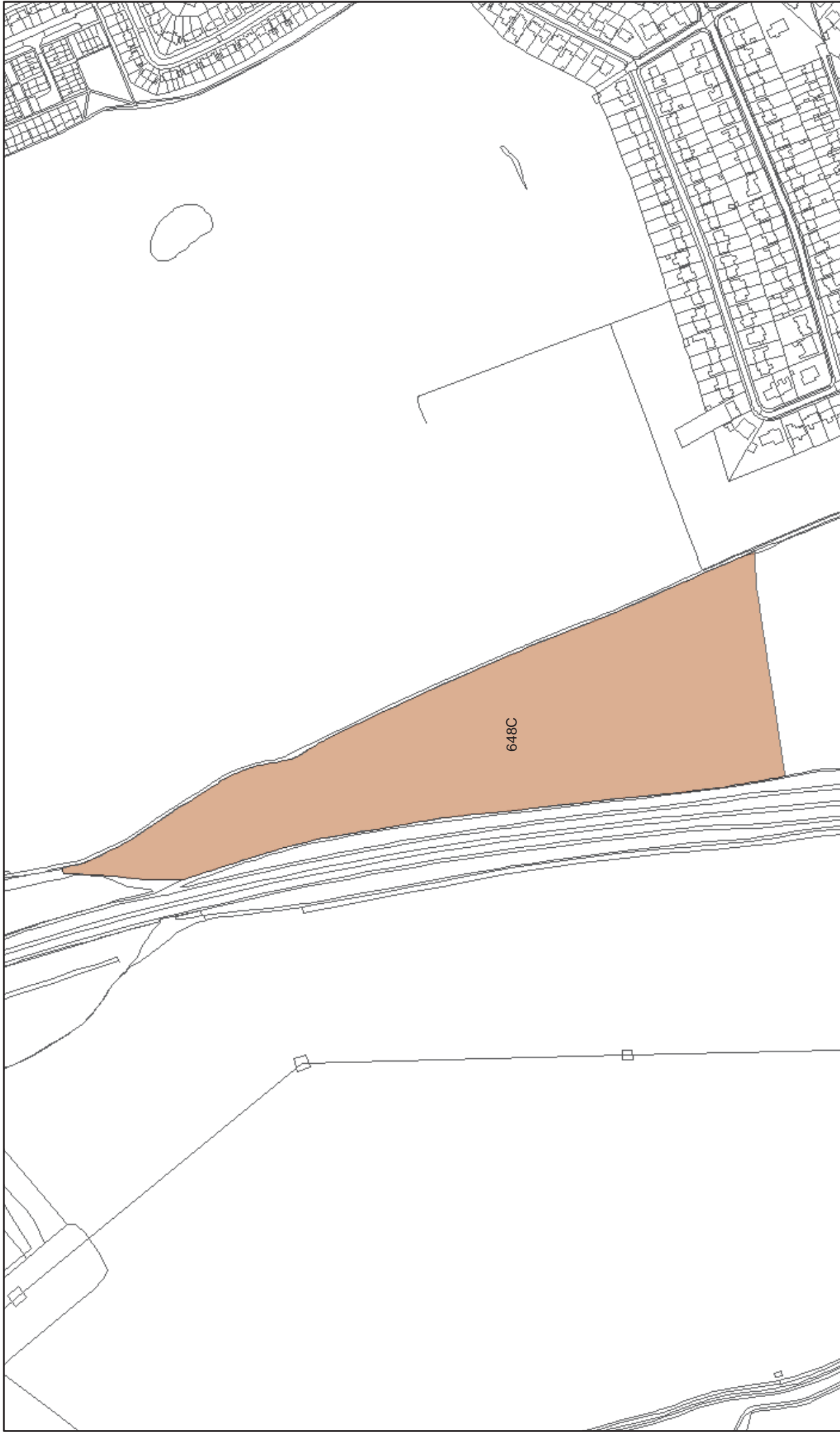
Conclusion on Achievability: Not Achievable


Comment on Achievability: Viability Assessment Typology: Large Greenfield 75.

Viability Assessment Typology indicates that this typology of site is likely to be viable. However, the site is within close proximity of the SAM and SSSI which will likely require significant buffers to the sites. In addition surface water flooding mitigation may require substantial engineering solutions which may impact upon viability of the site. Further evidence base studies are expected from the developer and dialogue with the landowner/developer will be undertaken in subsequent SHLAA reviews. Therefore at this point in the time the site has been assessed as not achievable due to site constraints.

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with significant multiple site constraints. Further evidence studies are anticipated from the developer to demonstrate the principle of access, archaeology, flood risk and highways can be mitigated. This evidence will be reviewed in subsequent reviews of the SHLAA.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 648C: Green Belt land at Foxcover Road
Contact Scale	Not to Scale
Date	January 2018
North	
Drawing No.	Revisions

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SHLAA Ref No:	648D	Site Name:	Hastings Hill / Herrington Green Belt, Foxcover Lane (North East)
Subarea:	Sunderland South		
Ward:	SILKSWORTH		
PDL or greenfield:	Greenfield	Capacity:	150
Sieved site?	No	Site area (HA):	10.69
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site includes 2 scheduled ancient monuments, the Hastings Hill Round Barrow, curses and causeway enclosure Scheduled Ancient Monuments, and other smaller sites of local archaeological significance. It is also adjacent and within setting of the grade II listed Middle Herrington Farm. Most of the area comprises grade 2 or 3a agricultural land and it forms an area of HLV with the Magnesian Limestone Escarpment. Much of the area is also protected as a scheduled ancient monument, thereby constituting significant historic landscape. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Site incorporates a SSSI. Potential adverse impact on farmland bird species. The site lies within a critical drainage area and source protection zone and contains areas affected by 1:30 (<5%) incidence surface water flooding. Part of the site has low incidence of groundwater flooding. Site forms an essential part of the GI corridor leading into Barnes Park Extensions, and also forms part of the wider strategic corridor running between the River Wear and County Durham. Public rights of way runs through the site.

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	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:									

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Site not suitable as within designated Green Belt. The site is adjacent to two scheduled ancient monuments, the Hastings Hill Round Barrow, curses and causeway enclosure Scheduled Ancient Monuments, and other smaller sites of local archaeological significance. It is also within proximity to the setting of the grade II listed Middle Herrington Farm. Most of the area comprises grade 2 or 3a agricultural land and it forms an area of HLV with the Magnesian Limestone Escarpment. Much of the adjacent site (648A) is also protected as a scheduled ancient monument, thereby constituting significant historic landscape (Category 1 designation). Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Site within close proximity of a SSSI. Potential adverse impact on farmland bird species. The site lies within a critical drainage area and source protection zone. Site forms an essential part of the GI corridor leading into Barnes Park Extensions, and also forms part of the wider strategic corridor running between the River Wear and County Durham. Public rights of way runs through the site.

Availability:

Conclusion on Availability: Available

Comments on Availability: Private site put forward by landowner for development

Achievability:

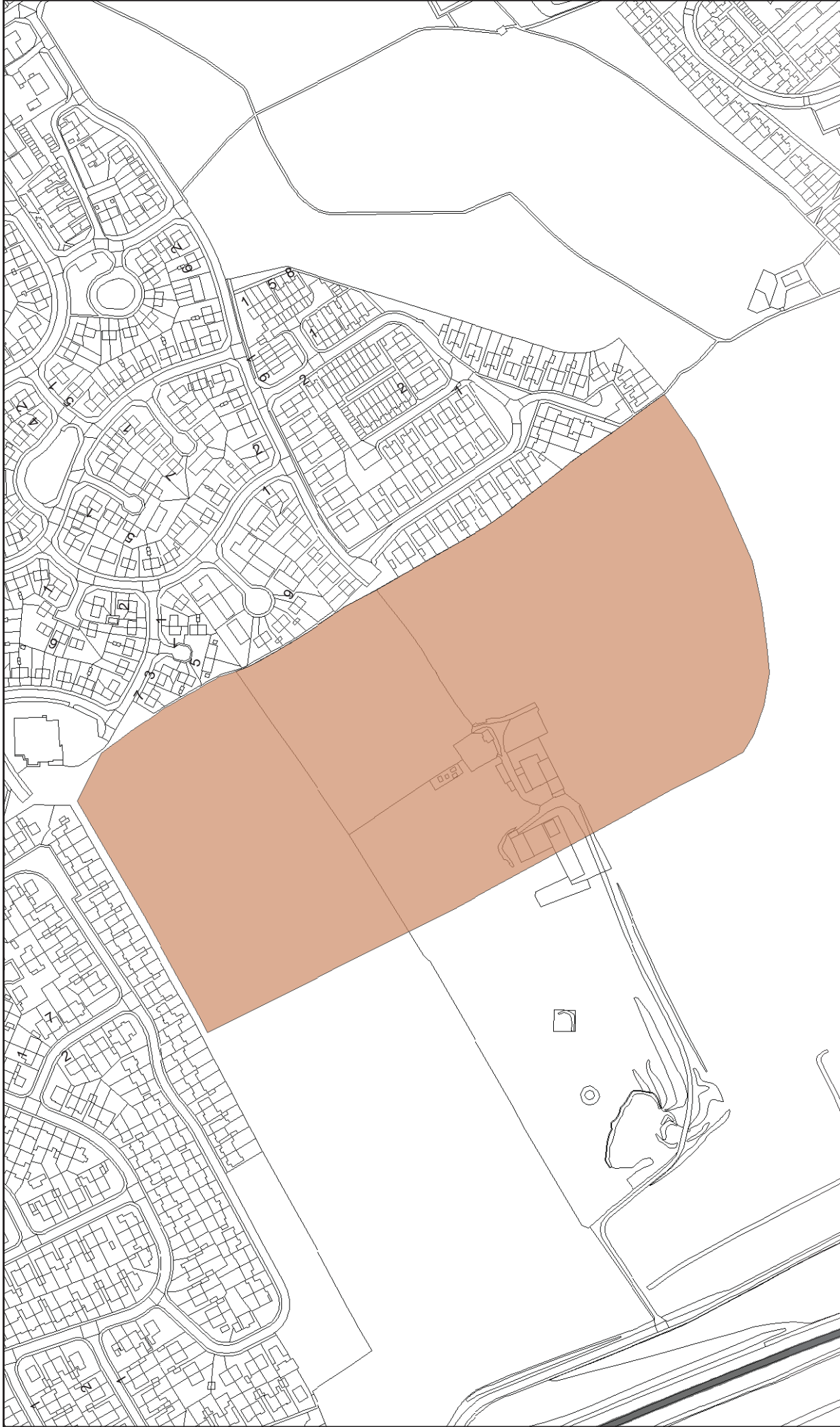
Conclusion on Achievability: Not Achievable

Comment on Achievability: Viability Assessment Typology: Large Greenfield 175.

Viability Assessment Typology indicates that this typology of site is likely to be viable. However, the site is within close proximity of the SAM and SSSI which will likely require significant buffers to the sites. Further evidence base studies are expected from the developer and dialogue with the landowner/developer will be undertaken in subsequent SHLAA reviews. Therefore at this point in the time the site has been assessed as not achievable due to site constraints.

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with significant multiple site constraints. Further evidence studies are anticipated from the developer to demonstrate the principle of access, archaeology, flood risk and highways can be mitigated. This evidence will be reviewed in subsequent reviews of the SHLAA.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 648D: Hastings Hill / Herrington Green Belt, Foxcover Lane (North East)
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	651	Site Name:	Land at Tay Road, Thorney Close
Subarea:	Sunderland South		
Ward:	BARNES		
PDL or greenfield:	Greenfield	Capacity:	50
Sieved site?	No	Site area (HA):	1.84
Included in Supply?	Yes	Deliverable/Developable:	11-15 years

Constraints

Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Site also forms part of the Barnes Park wildlife corridor and lies adjacent to a proposed LWS and lies within 500m of ponds. Local archaeological importance. The site lies within a critical drainage area. Low incidence potential of groundwater flooding. Site provides sports pitches and lies within Barnes Park GI corridor. A right of way follows the eastern site edge.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	
					30	20				
Under Construction:										No
Units Completed:										0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. Greenfield site, occupied by two football pitches that are surplus to requirements. Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Site also forms part of the Barnes Park wildlife corridor and lies adjacent to a proposed LWS and lies within 500m of ponds. Local archaeological importance. The site lies within a critical drainage area. Low incidence potential of groundwater flooding. Site provides sports pitches and lies within Barnes Park GI corridor. A right of way follows the eastern site edge.

Availability:

Conclusion on Availability: Available
 Comments on Availability: Council owned site surplus to requirement as part of the Parklife release programme.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Greenfield 35.
 Viability Assessment Typology indicates that this typology of site is likely to be viable.

Deliverability

Comment on Deliverability: The council owned site is surplus to requirement as part of the Parklife release programme package of sites. Sport England issues to be overcome. Expected delivery on site 11-15.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 651: Land at Tay Road, Thorney Close
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	663	Site Name:	Former East Herrington Library, Farringdon
Subarea:	Sunderland South		
Ward:	ST CHADS		
PDL or greenfield:	PDL	Capacity:	5
Sieved site?	No	Site area (HA):	0.11
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within 6km of the coastal wildlife corridor and is therefore subject to HRA. Priority species exist in the area. The site lies within a critical drainage area. Low incidence potential of groundwater flooding.

Planning History

Planning History 2

Present Planning Status: Complete – no more units left to build
 Planning App No: 15/02298/FU4
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
			5							
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Grant of planning permission determines sites suitability for housing

Availability:

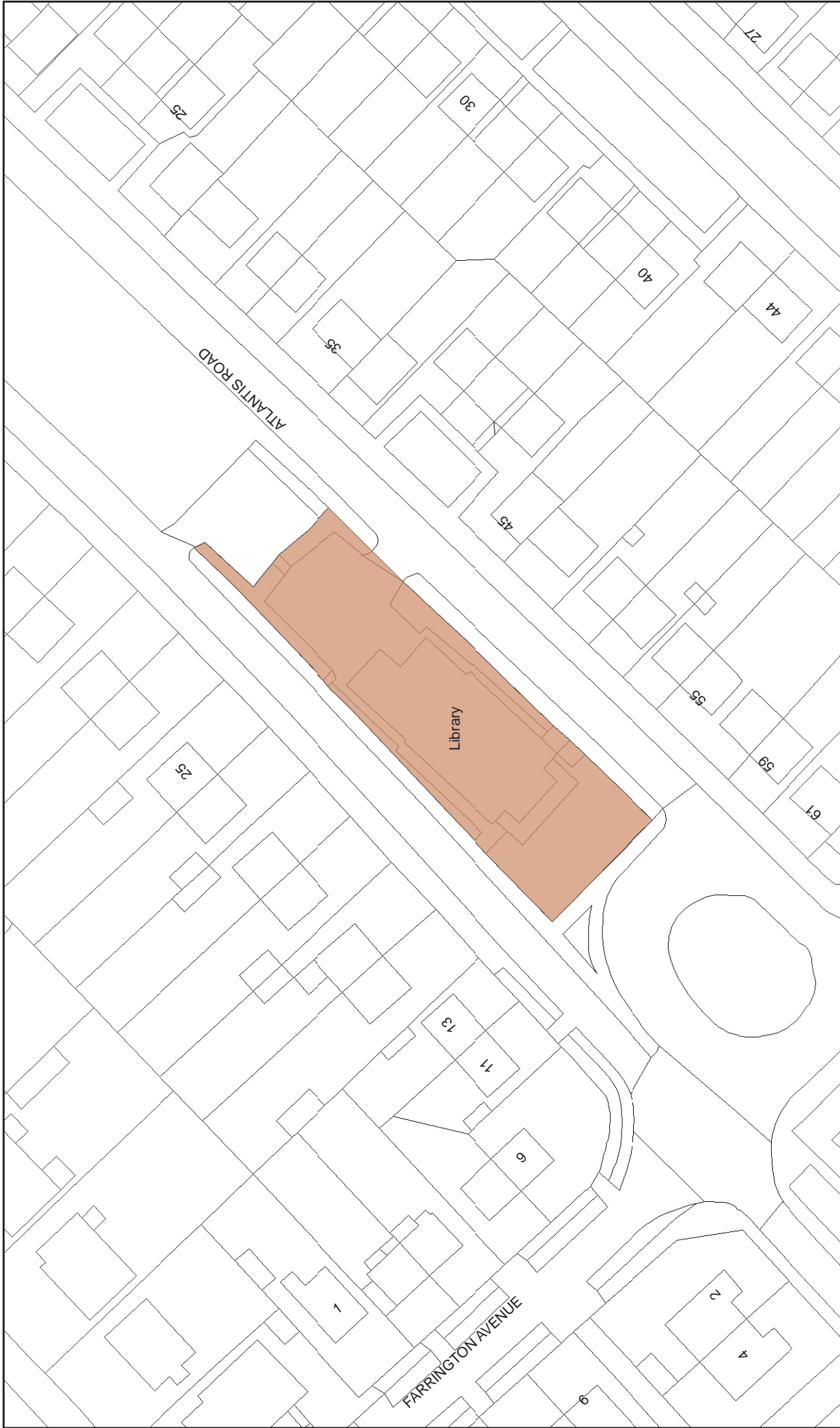
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Small Brown 4
 Site achievability established through grant of planning permission. Site currently under construction.

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Site currently under construction and expected to deliver 5 units in the 0-5 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017		
Scheme	Site No 663: Former East Herrington Library, Farrington		
Contact			
Scale	Not to Scale	Date	July 2017
Drawing No.	Revisions		

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SHLAA Ref No:	664	Site Name:	North Moor Farm Cottages, Farringdon
Subarea:	Sunderland South		
Ward:	SILKSWORTH		
PDL or greenfield:	PDL	Capacity:	6
Sieved site?	No	Site area (HA):	0.14
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

N/A - permitted under construction

Planning History

Present Planning Status: Complete – no more units left to build
 Planning App No: 15/00212/FUL
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
		4	2							
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: Yes
 Units Completed: 4

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site suitability established through the grant of planning permission.

Availability:

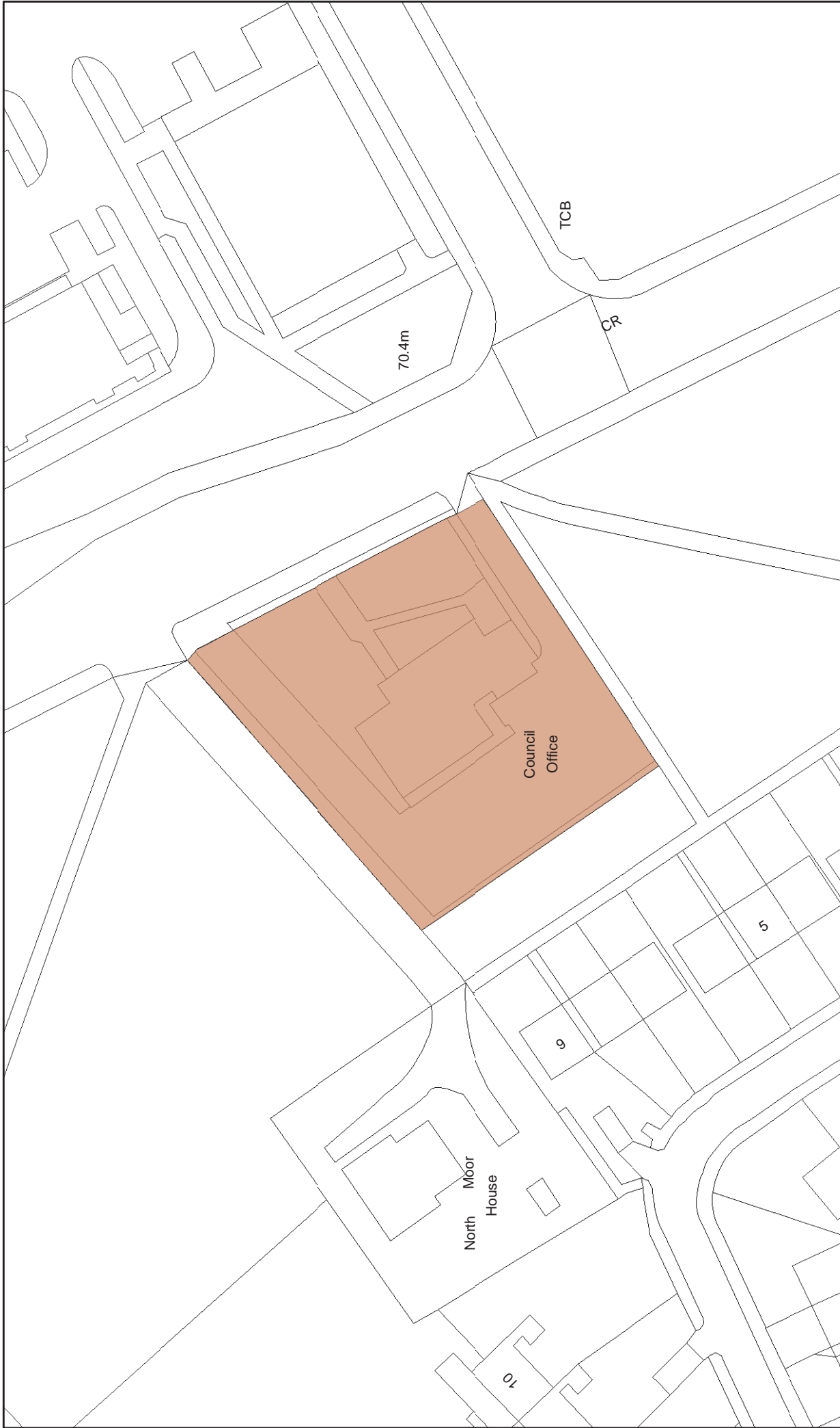
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Small Brown 7
 Site achievability established through grant of planning permission. Site currently under construction.

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Site currently under construction and 2 units are still outstanding expected to delivered in 2017/18.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 664: North Moor Farm Cottages, Farringdon
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council

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SHLAA Ref No:	666	Site Name:	Millfield House, Hylton Road
Subarea:	Sunderland South		
Ward:	MILLFIELD		
PDL or greenfield:	PDL	Capacity:	5
Sieved site?	No	Site area (HA):	0.04
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

PDL site with limited site constraints.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: PDL site with limited site constraints.

Availability:

Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.

Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Small Brown 4
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.

Deliverability

Comment on Deliverability: Site complete



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 666: Millfield House, Hylton Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	674	Site Name:	West of Cherry Knowle Hospital
Subarea:	Sunderland South		
Ward:	RYHOPE		
PDL or greenfield:	Greenfield	Capacity:	118
Sieved site?	No	Site area (HA):	7.79
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Forms part of the Green Belt. Key viewpoints from this area. Within 2km of coast, therefore subject to HRA. Protected species in area. Local archaeological importance (former quarry). Part of wider wildlife and GI corridor linking Houghton and coast. Partly within a Source Protection Zone and affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt. Site identified within the South Sunderland Growth Area Masterplan as to provide Sustainable Accessible Natural Greenspace (SANG) for the adjacent HCA development area.

Availability:

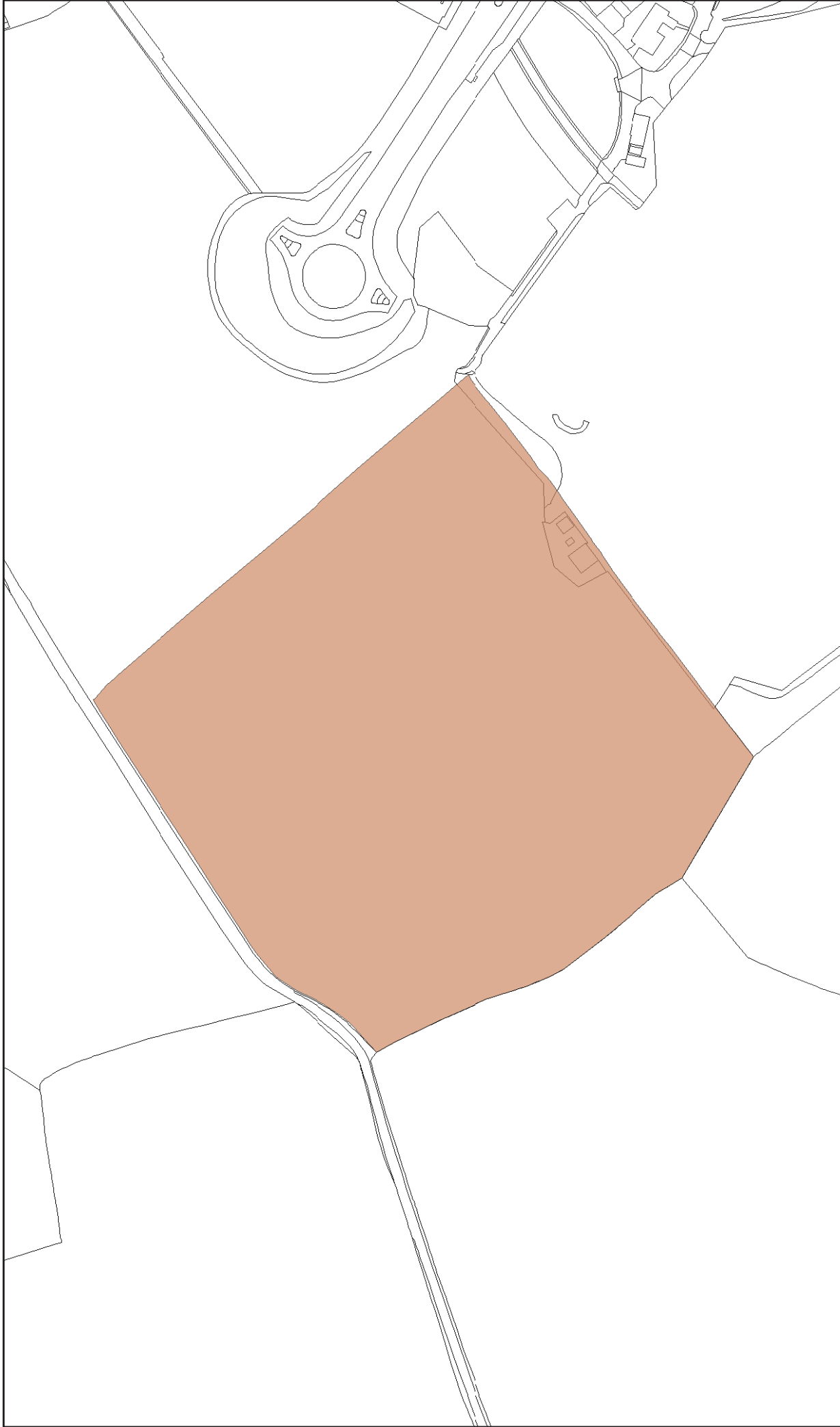
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development. Site identified as Sustainable Accessible Natural Greenspace (SANGS) within the South Sunderland Growth Area Masterplan, therefore not available at this point in time.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Cherry Knowle.
 Viability Assessment Typology indicates that this typology of site is likely to be viable.

Deliverability

Comment on Deliverability: Site not suitable or available as within designated Green Belt and is identified as Sustainable Accessible Natural Greenspace (SANGS) within the South Sunderland Growth Area Masterplan.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017		
Scheme	Site No 674: West of Cherry Knowle Hospital		
Contact			North
Scale	Not to Scale	Date	July 2017
Drawing No.	Revisions		

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SHLAA Ref No:	676	Site Name:	Land at East Herrington
Subarea:	Sunderland South		
Ward:	ST CHADS		
PDL or greenfield:	Greenfield	Capacity:	70
Sieved site?	No	Site area (HA):	7.00
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Southern portion of the site is amenity greenspace in the Green Belt. Within 6km of coast, therefore subject to HRA. Site within critical drainage area. Small portion of northern boundary of site with high incidence of surface water flooding. Site within Critical Drainage Area and source protection zone with evidence of 1:30 incidence surface water flooding. Archaeological site covers majority of site. Ridge and furrow present on site.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

Southern portion of the site is amenity greenspace in the Green Belt. Within 6km of coast, therefore subject to HRA. Site within critical drainage area. Small portion of northern boundary of site with high incidence of surface water flooding. Site within Critical Drainage Area and source protection zone with evidence of 1:30 incidence surface water flooding. Archaeological site covers majority of site. Ridge and furrow present on site.

Availability:

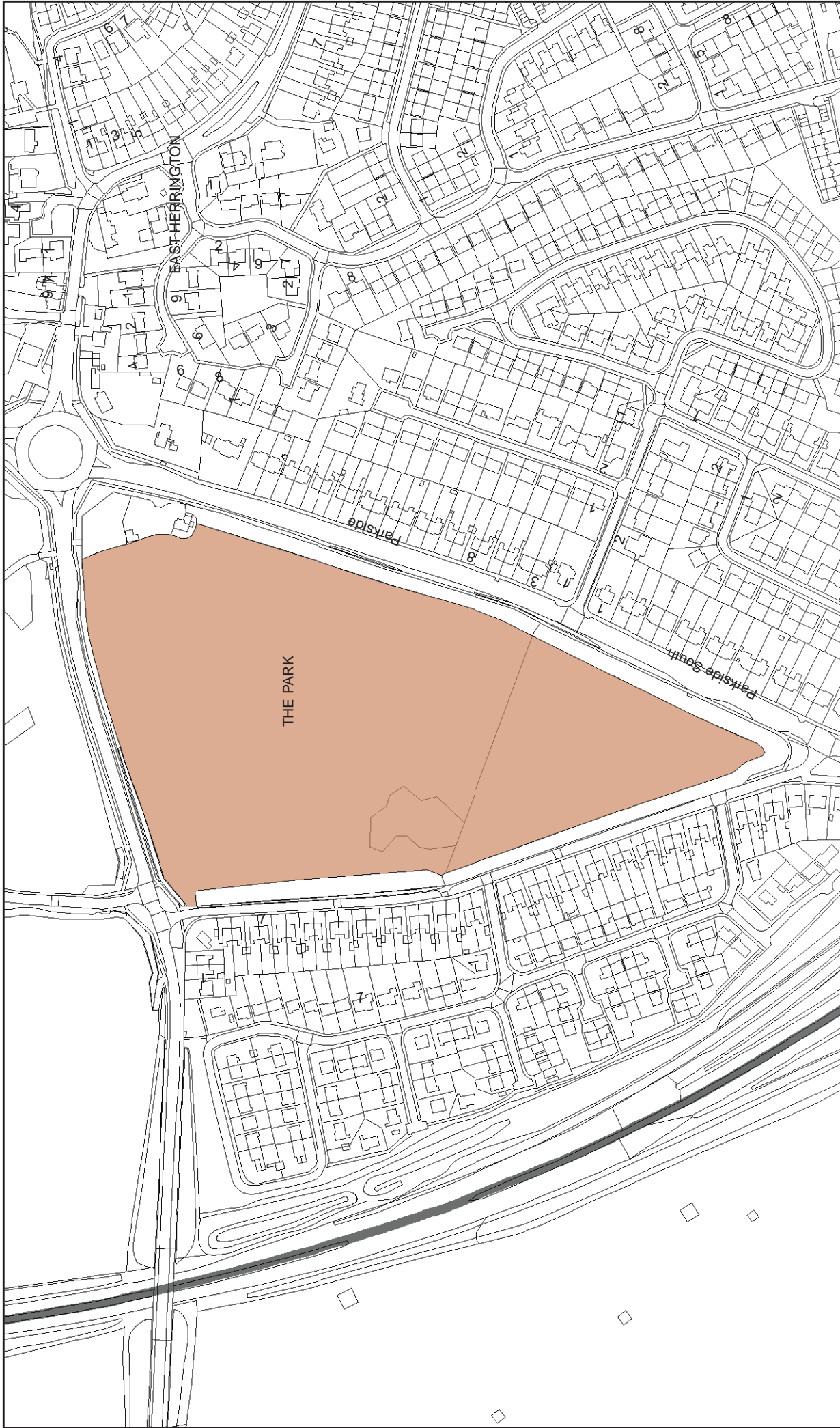
Conclusion on Availability: Available
 Comments on Availability: Council owned site with potential for disposal - no known constraints to site availability at this point in time.


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 75
 Coal Board covenant but expected to be resolved.

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, with multiple site constraints.

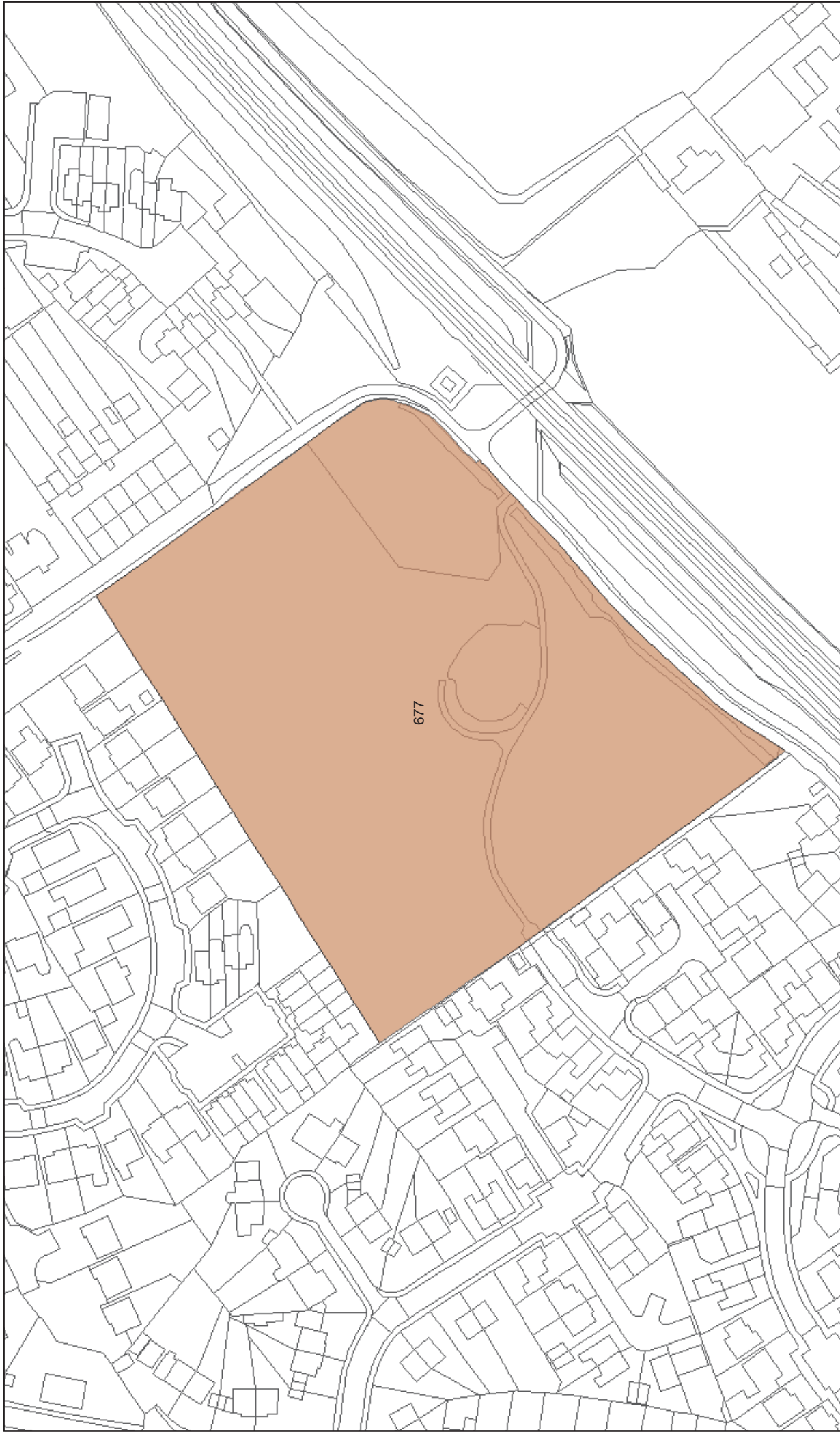


Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 676: Land at East Herrington
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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Project Sunderland Strategic Housing Land
Availability Assessment - 2018

Scheme Site No 677: Land at Birchwood

Contact Not to Scale **Date** January 2018

Drawing No.



Revisions

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SHLAA Ref No:	678	Site Name:	South Hylton House
Subarea:	Sunderland South		
Ward:	ST ANNES		
PDL or greenfield:	PDL	Capacity:	55
Sieved site?	No	Site area (HA):	2.53
Included in Supply?	Yes	Deliverable/Developable:	11-15 years

Constraints

Previous industrial/built development
Surface water flooding - less
Waste site

Planning History

Present Planning Status: No planning status
Planning App No:
Student Accomodation: No
Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	
					25	30				

Under Construction: No
Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
Comments on Suitability: PDL site. TPOs and amenity green space on site. Low incidence of surface water flooding and groundwater flooding (<25%)

Availability:

Conclusion on Availability: Available
Comments on Availability: Council owned site with potential for disposal - no known constraints to site availability at this point in time.

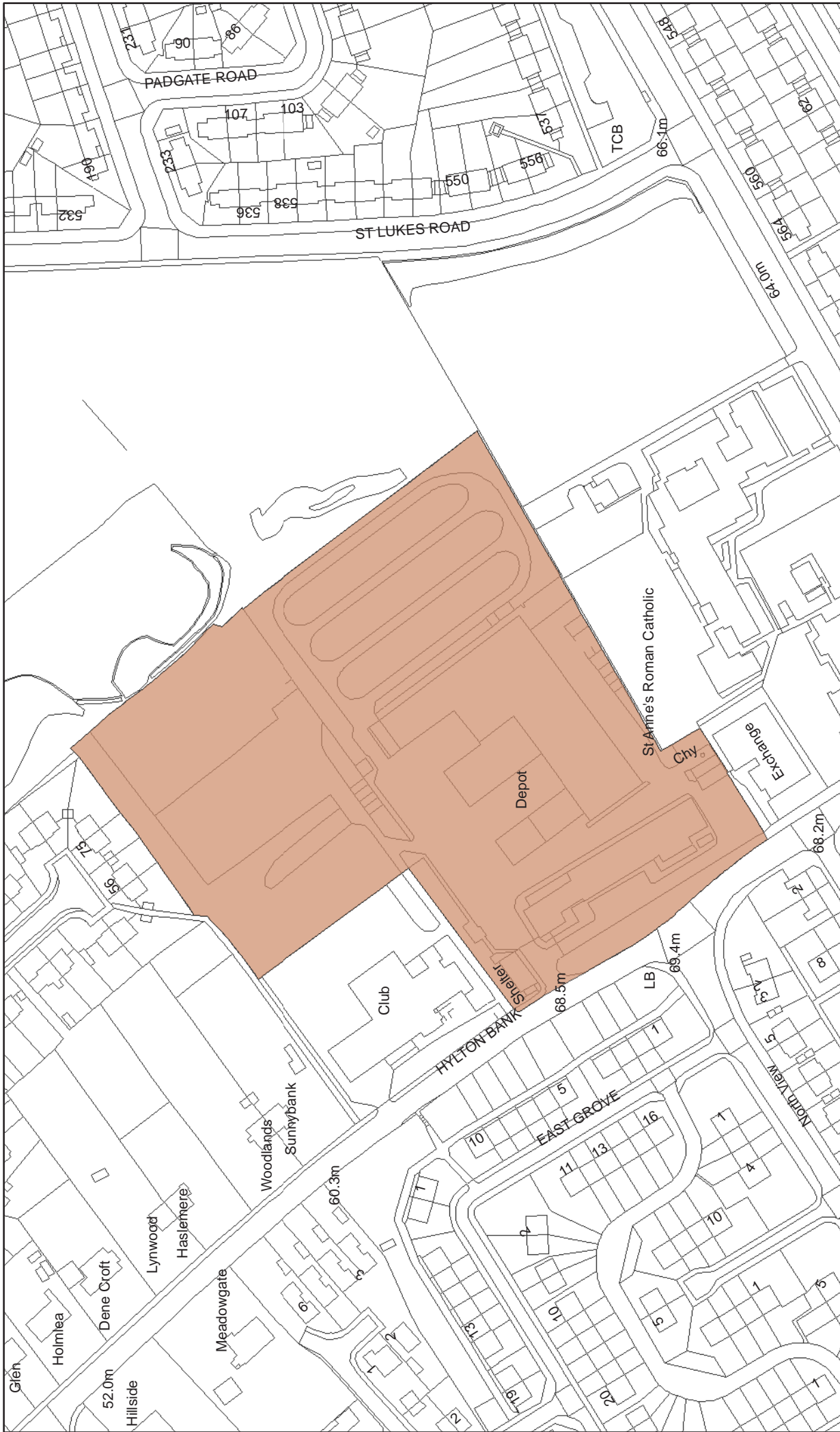
Buidlings still in operation, not expected for closure/demolition until 6-10 period


Achievability:

Conclusion on Achievability: Achievable
Comment on Achievability: "Viability Assessment Typology: Large Brownfield 60
Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land.
However, from local knowledge site location considered a good market area and the spacious site surroundings contribute to the achievability of housing on this site. Local market area, however due to built up nature of the area no middle market sites available as such expect interest in site from developers.

Deliverability

Comment on Deliverability: Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. However site is considered suitable subject to overcoming constraints, which are not major. Site brief being prepared by City Council. Market area from local knowledge is considered acheivable. Site deliverable subject to availability.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2018
Contact	Site No 678: South Hylton House
Scale	Not to Scale
Date	January 2018
North	
Revisions	

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SHLAA Ref No:	681	Site Name:	Community Hall, Lily Street
Subarea:	Sunderland South		
Ward:	MILLFIELD		
PDL or greenfield:	PDL	Capacity:	6
Sieved site?	No	Site area (HA):	0.05
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Previous industrial/built development

Planning History

Present Planning Status: Complete – no more units left to build
 Planning App No: 16/00211/FUL
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
			6							
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Established through granting of Planning Permission.

Availability:

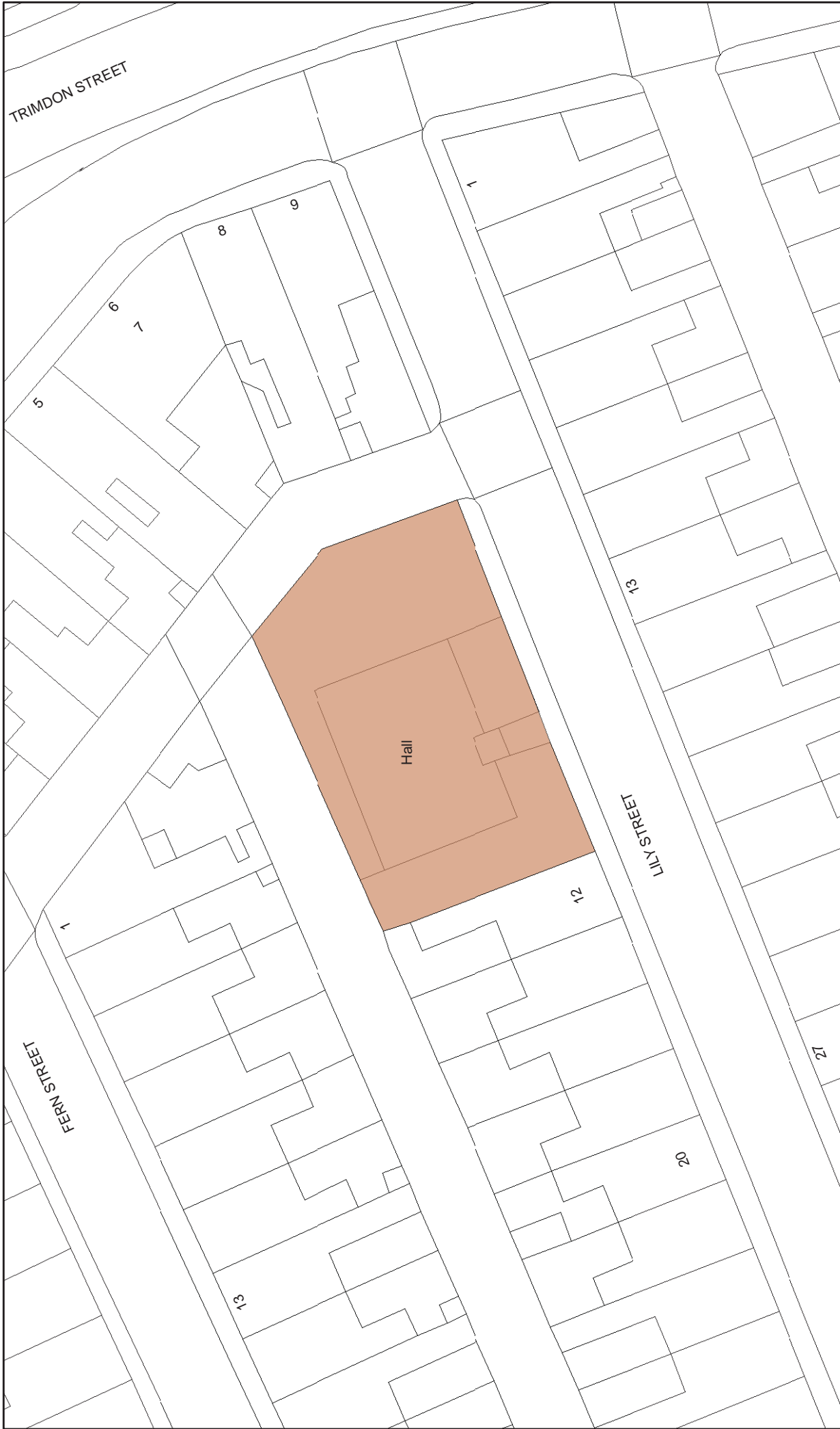
Conclusion on Availability: Available
 Comments on Availability: Established through granting of Planning Permission.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Established through granting of Planning Permission.

Deliverability

Comment on Deliverability: Small site, building still on site, however expected to all be complete within years 1-5.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 681 : Community Hall, Lily Street
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	682	Site Name:	Land at Front Road/Saint Lukes Terrace
Subarea:	Sunderland South		
Ward:	PALLION		
PDL or greenfield:	PDL	Capacity:	9
Sieved site?	No	Site area (HA):	0.29
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Surface water flooding - less

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 16/00078/FUL
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
			2	7					
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Suitability established through granting of planning permission.

Availability:

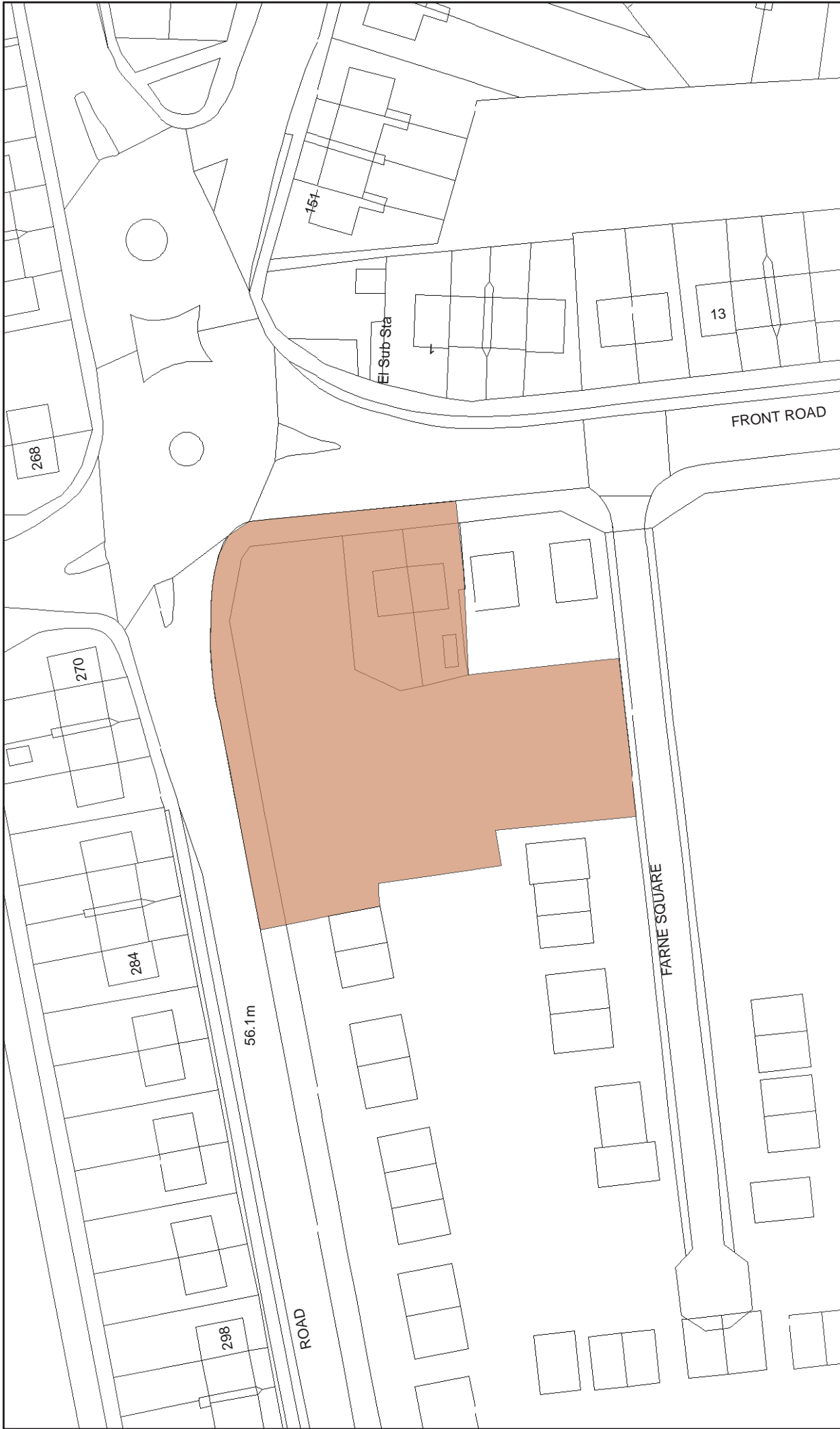
Conclusion on Availability: Available
 Comments on Availability: Availability established through granting of planning permission.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Achievability established through granting of planning permission.

Deliverability

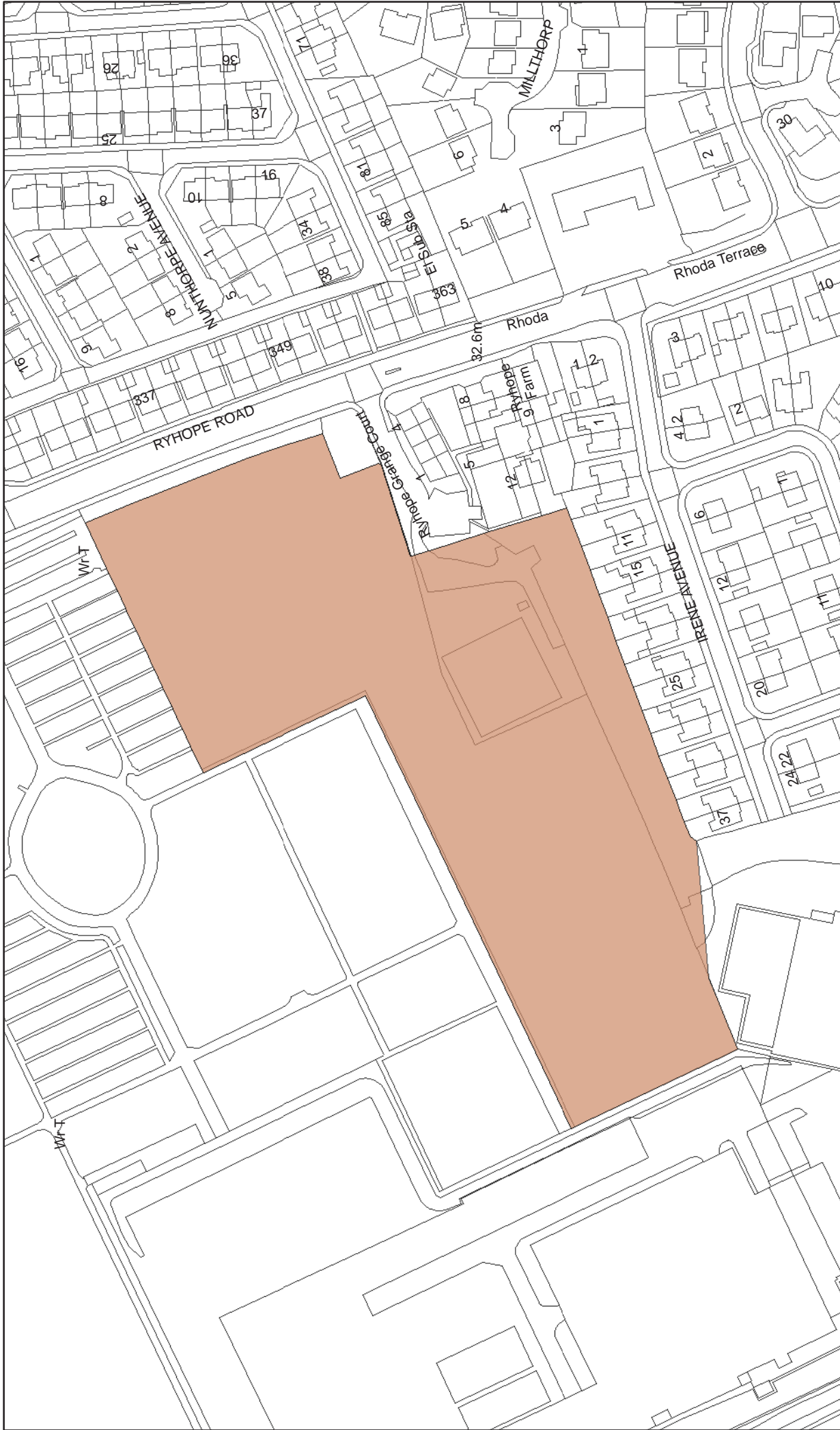
Comment on Deliverability: Site forms part of a wider regeneration programme (connected with site 630) and was initially reserved for retail use, however now to come forward as a housing scheme, as such completions expected in years 1-5.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017		
Scheme	Site No 682: Land at Front Road/Saint Lukes Terrace		
Contact		Date	July 2017
Scale	Not to Scale		North
Drawing No.			Revisions

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Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 692: Land to the north of Irene Avenue, Grangetown
Contact	North
Scale	Not to Scale
Date	January 2018
Drawing No.	Revisions

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SHLAA Ref No:	698	Site Name:	Former Hendon gardens Hotel
Subarea:	Sunderland South		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	8
Sieved site?	No	Site area (HA):	0.03
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Planning History

Present Planning Status: Permitted – not started
 Planning App No: 17/00098/FUL
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
					8					
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Established through planning consent

Availability:

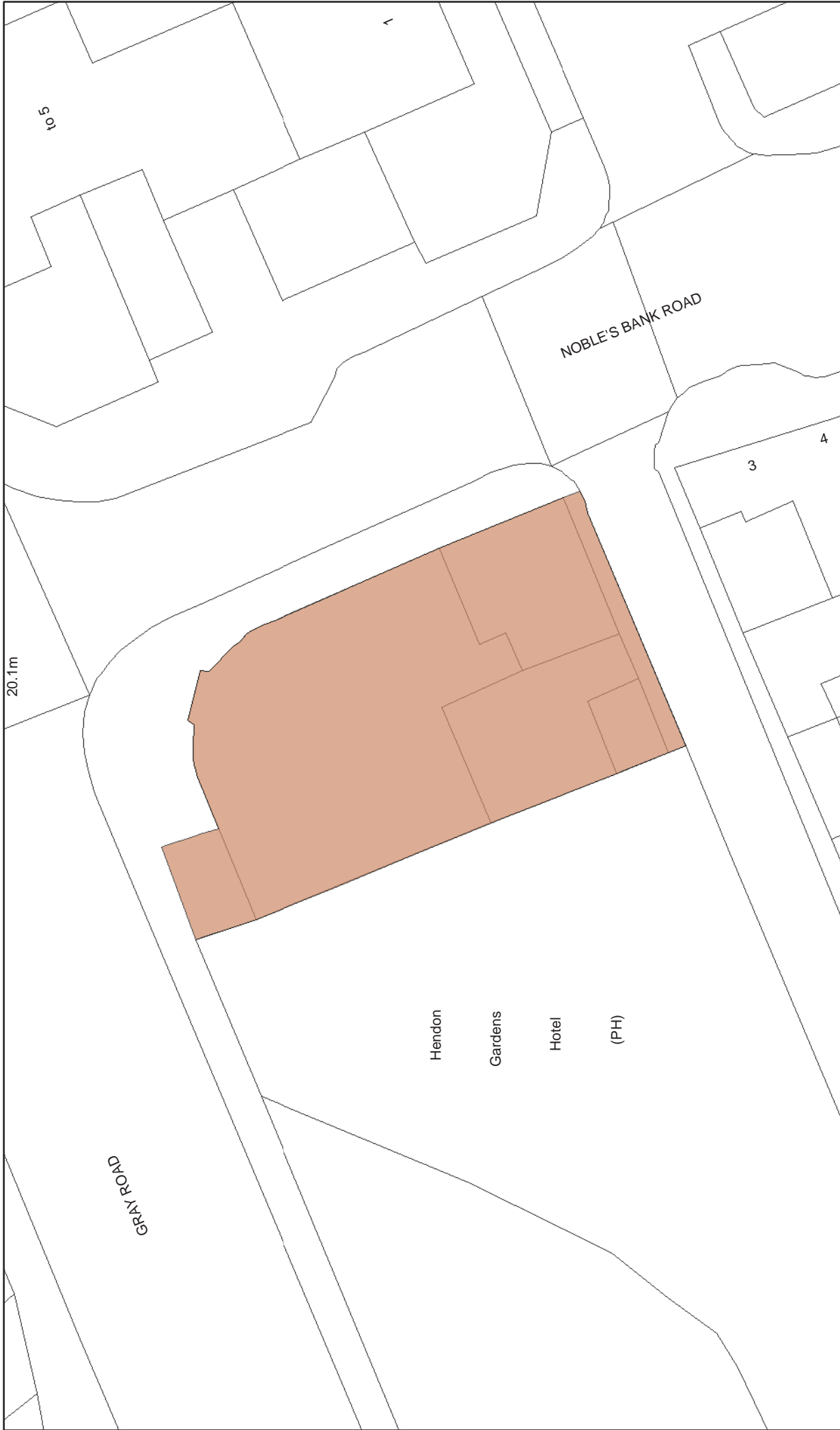
Conclusion on Availability: Available
 Comments on Availability: Established through planning consent

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Established through planning consent.

Deliverability

Comment on Deliverability: established through planning consent



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 698: Former Hendon Gardens Hotel, Gray Road
Contact	North
Scale	Not to Scale
Date	January 2018
Drawing No.	Revisions

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SHLAA Ref No:	700	Site Name:	Close Street, Millfield
Subarea:	Sunderland South		
Ward:	MILLFIELD		
PDL or greenfield:	PDL	Capacity:	8
Sieved site?	No	Site area (HA):	0.08
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Planning History

Present Planning Status: Permitted – not started
Planning App No: 17/00554/FUL
Student Accommodation: No
Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
					8					
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: No
Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
Comments on Suitability: Established through planning consent.

Availability:

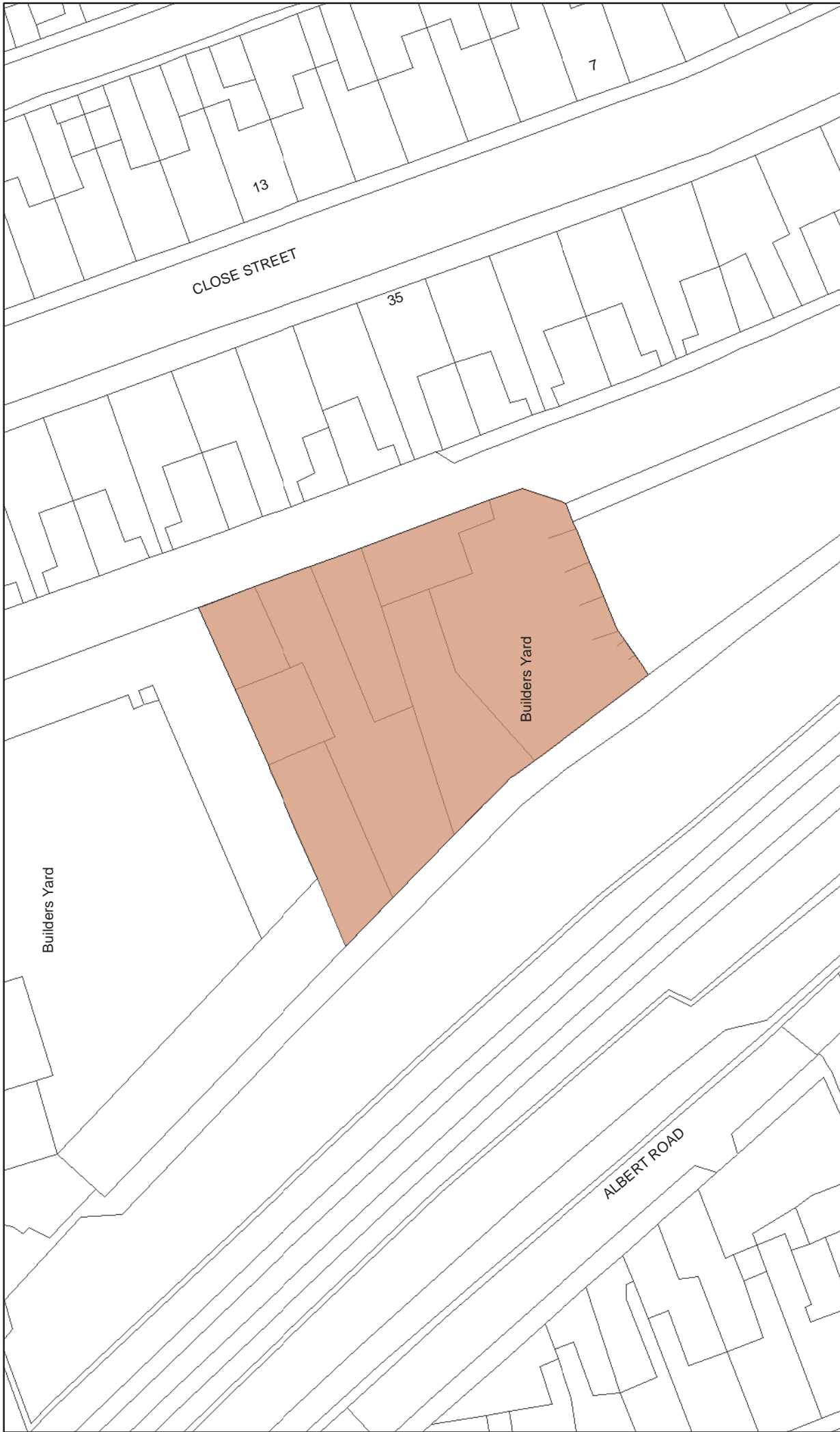
Conclusion on Availability: Available
Comments on Availability: Established through planning consent.


Achievability:

Conclusion on Achievability: Achievable
Comment on Achievability: Established through planning consent.

Deliverability

Comment on Deliverability: Planning permission in place, as such site considered deliverable.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 700: Land at Close Street, Millfield
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	703	Site Name:	Warm up Wearside, Westbourne Road
Subarea:	Sunderland South		
Ward:	MILLFIELD		
PDL or greenfield:	PDL	Capacity:	9
Sieved site?	No	Site area (HA):	0.06
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Planning History

Present Planning Status: Permitted – not started
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
					9					
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Established through the granting of planning permission.

Availability:

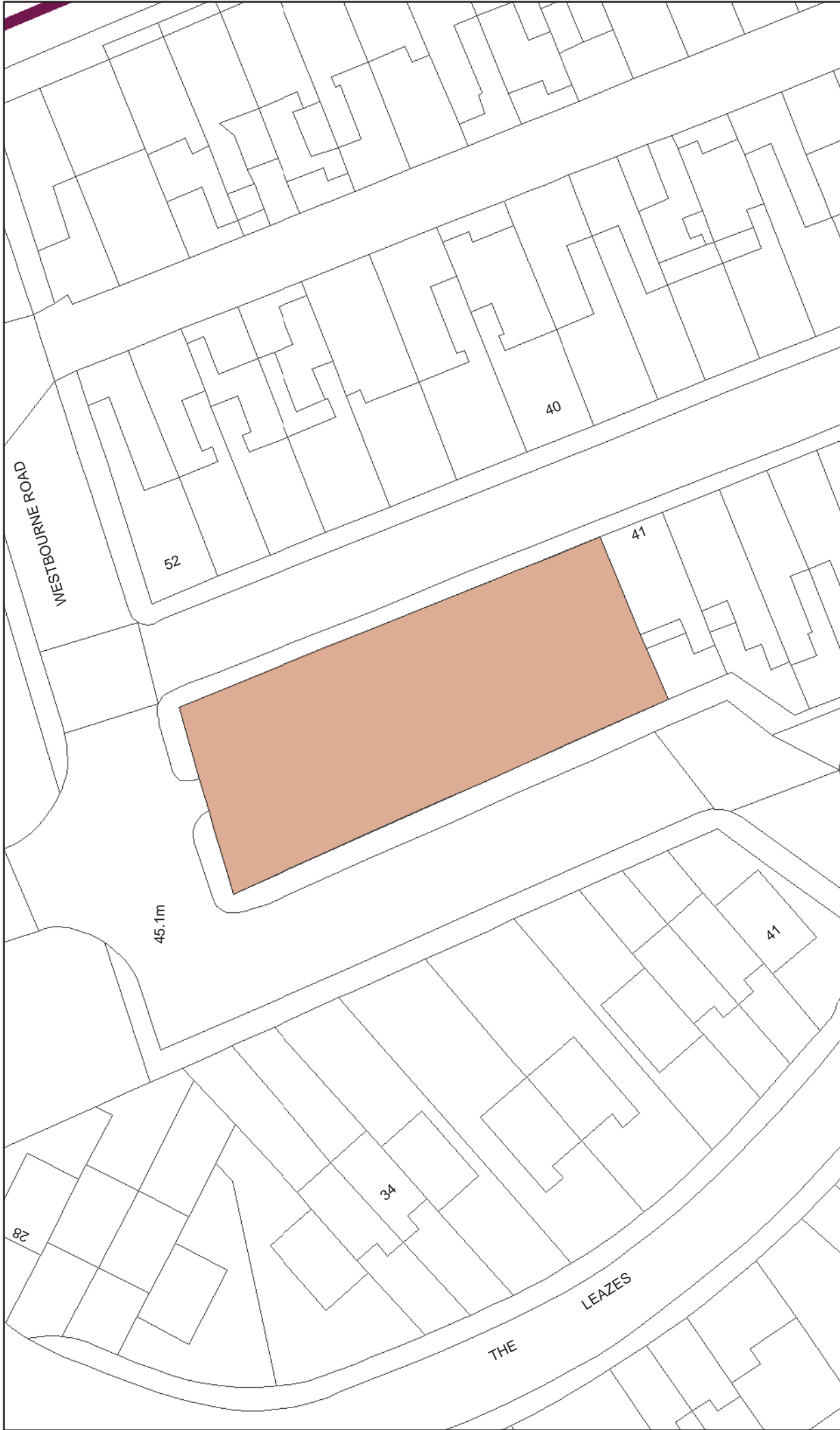
Conclusion on Availability: Available
 Comments on Availability: Established through the granting of planning permission.


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Established through the granting of planning permission.

Deliverability

Comment on Deliverability: Deliverability established through the granting of planning consent. Expected completions years 1-5.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 703: Warm up Wearside, Westbourne Road
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	706	Site Name:	Mayholme, 31 Sea View Road
Subarea:	Sunderland South		
Ward:	ST MICHAELS		
PDL or greenfield:	PDL	Capacity:	7
Sieved site?	No	Site area (HA):	0.08
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Planning History

Present Planning Status: Permitted – not started
Planning App No: 17/01414/FUL
Student Accomodation: No
Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
					7				
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: No
Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
Comments on Suitability: Established through the granting of planning consent.

Availability:

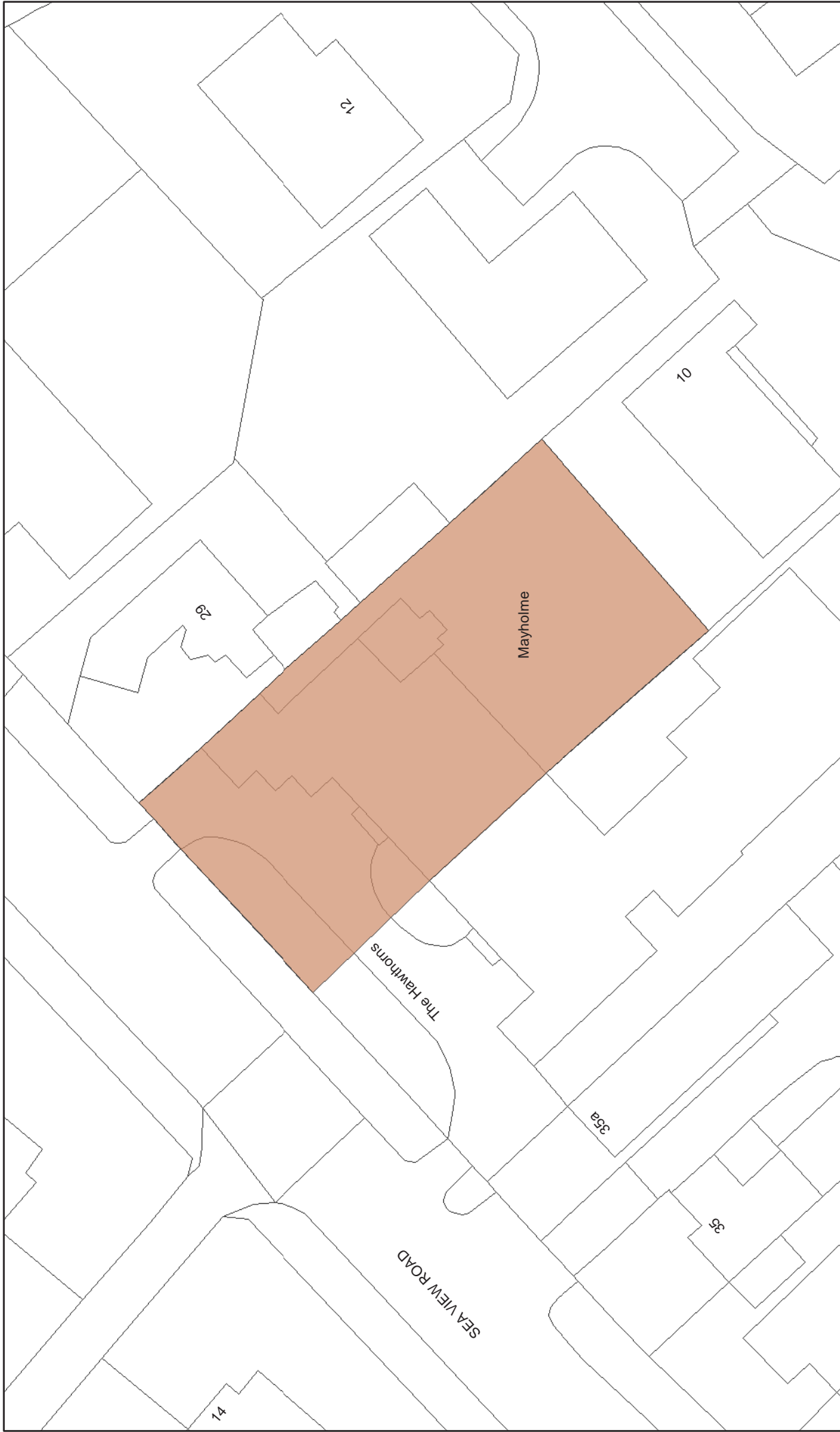
Conclusion on Availability: Available
Comments on Availability: Established through the granting of planning consent.


Achievability:

Conclusion on Achievability: Achievable
Comment on Achievability: Established through the granting of planning consent.

Deliverability

Comment on Deliverability: Deliverability established through the granting of planning consent. 7 units expected completions years 1-5.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 706: Mayholme, 31 Sea View Road
Contact Scale	Not to Scale
Date	January 2018
North	
Revisions	

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SHLAA Ref No:	714	Site Name:	Pennywell Business Centre
Subarea:	Sunderland South		
Ward:	ST ANNES		
PDL or greenfield:	PDL	Capacity:	30
Sieved site?	No	Site area (HA):	0.49
Included in Supply?	Yes	Deliverable/Developable:	6-10 years

Constraints

Minor SWF along adjacent road.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	
30										

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site considered suitable subject to site constraints being overcome.

Availability:

Conclusion on Availability: Available
 Comments on Availability: A number of units at the center are still occupied, however site put forward by land owner who has alternative premises to relocate these business to as such considered available.


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Site typology indicates the site is unviable due to brownfield status. However, evidence indicates site is considered viable.

Deliverability

Comment on Deliverability: Site is considered deliverable in years 6-10. Yield based upon 70dpha, due to the nature of the area and surrounding uses.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 714: Pennywell Business Centre, Pennywell
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	716	Site Name:	Tasman Road, Thorney Close
Subarea:	Sunderland South		
Ward:	SANDHILL		
PDL or greenfield:	Greenfield	Capacity:	5
Sieved site?	No	Site area (HA):	0.14
Included in Supply?	Yes	Deliverable/Developable:	6-10 years

Constraints

Low spot in road adjacent which is subject to SWF.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	
5										

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site constraints relate to critical drainage, open space and HRA. The loss of open space will need to be taken into consideration when considering a site proposal, by compensating the loss of the site.

Availability:

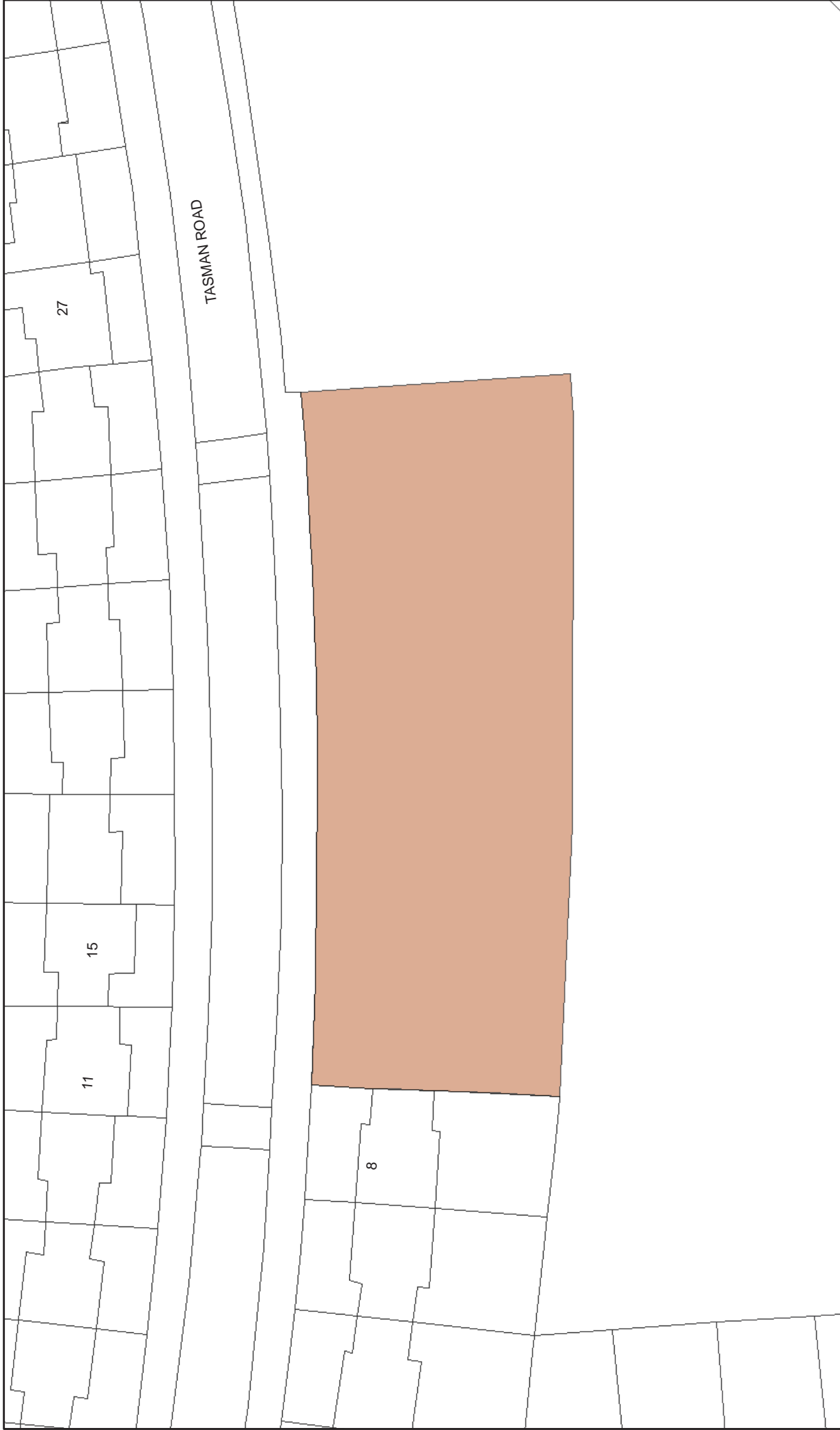
Conclusion on Availability: Available
 Comments on Availability: Site has been put forward by land owner, as such considered available.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Small infill site, considered achievable as generates interest from SME builders.

Deliverability

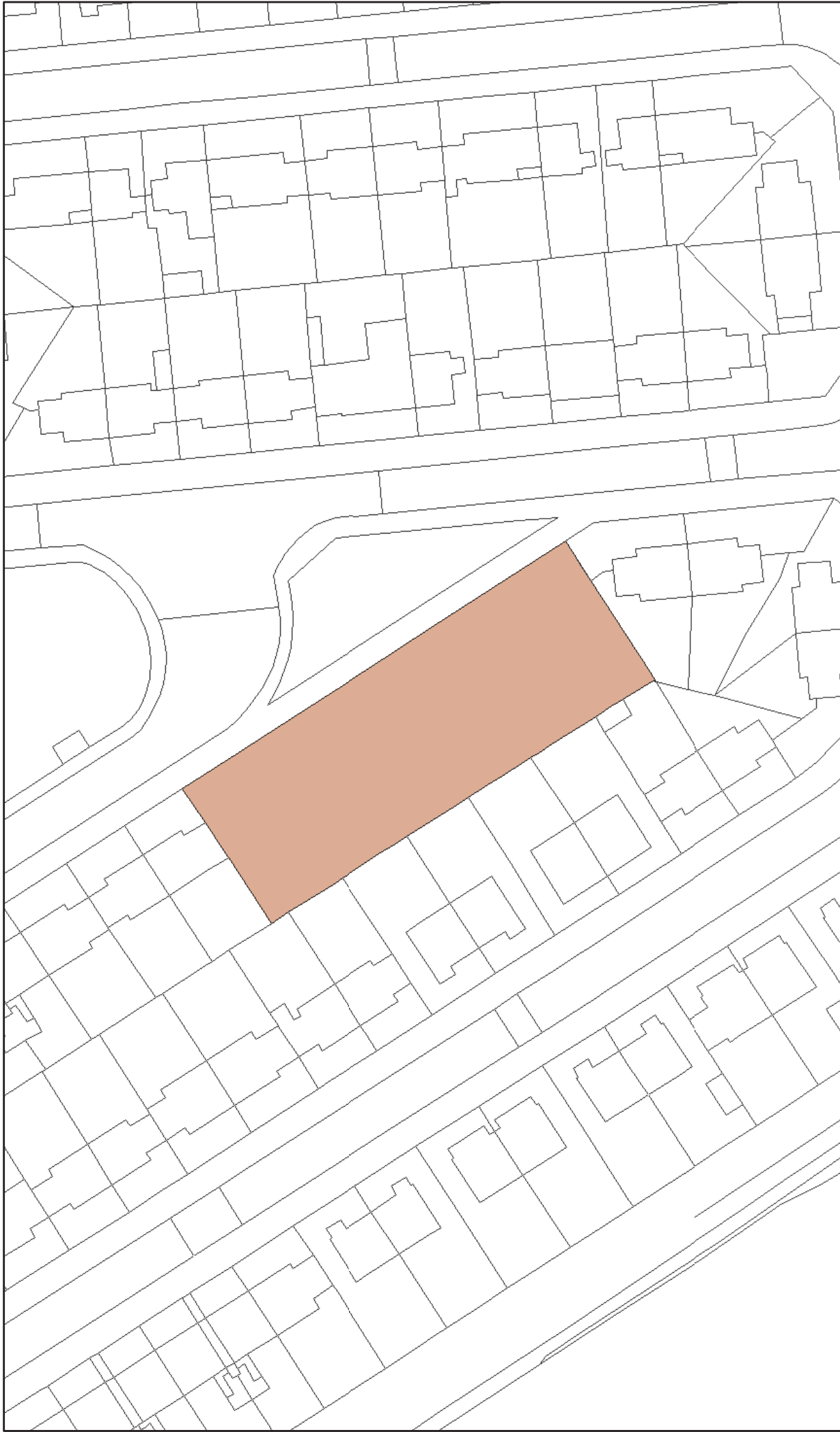
Comment on Deliverability: Site considered deliverable within 6-10 period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018		
Scheme	Site No 716: Former Flats, Tasman Road, Thorney Close		
Contact	Not to Scale	Date	January 2018
Scale			North
Drawing No.			Revisions

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Project Sunderland Strategic Housing Land
Availability Assessment - 2018

Scheme Site No 717: Theme Road, Thorney Close

Contact Not to Scale **Date** January 2018

Drawing No.

Revisions

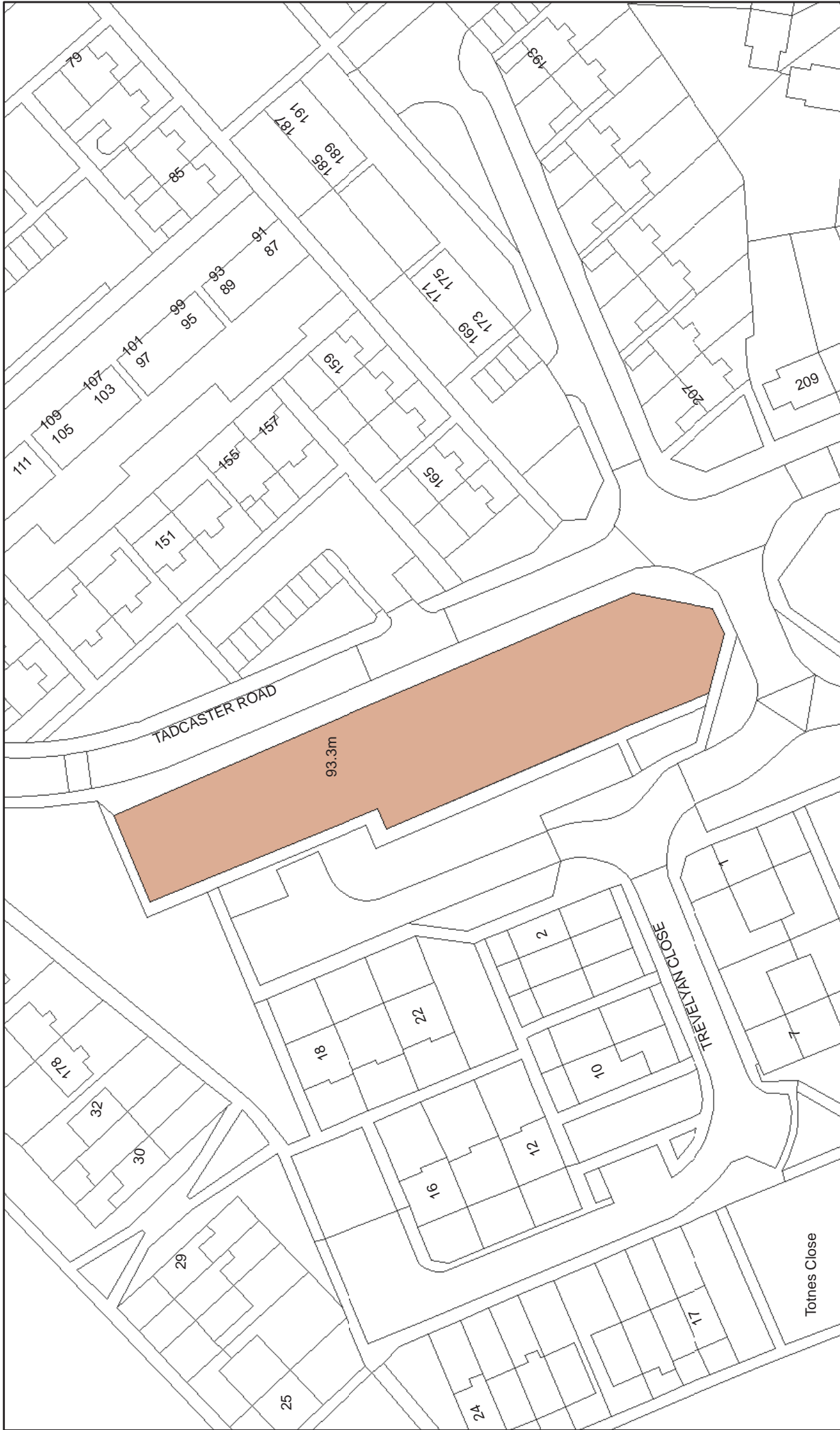



North

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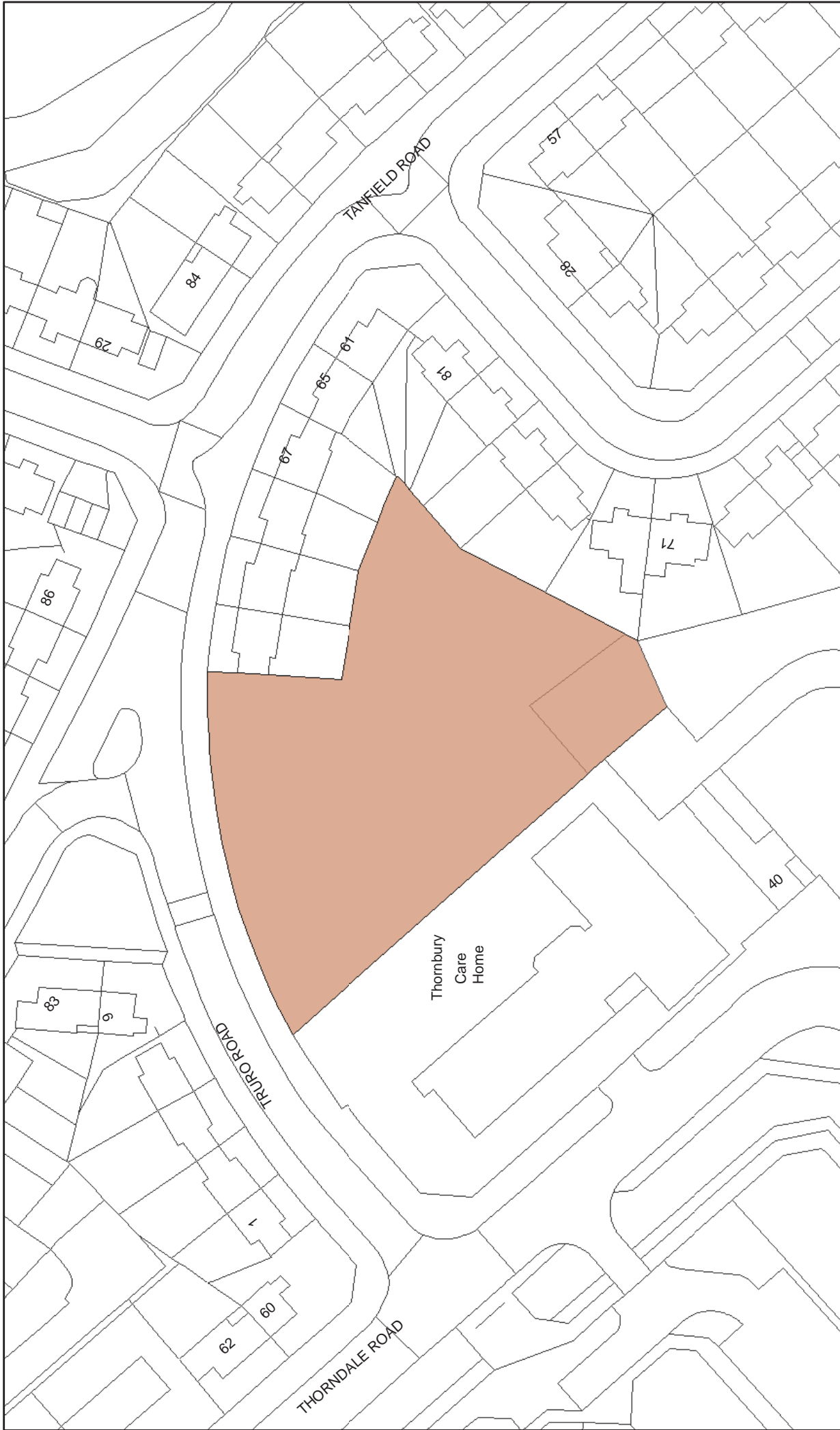
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Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 718: Tadcaster Road, Thorney Close
Contact	
Scale	Not to Scale
Date	January 2018
North	
Revisions	

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Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 719: Land at Tanfield Road, Truro Road, Thorney Close
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	721	Site Name:	The Ropery, Websters Bank
Subarea:	Sunderland South		
Ward:	MILLFIELD		
PDL or greenfield:	Mixed Use (G40 B60)	Capacity:	80
Sieved site?	No	Site area (HA):	1.54
Included in Supply?	Yes	Deliverable/Developable:	6-10 years

Constraints

Protected species on river (otters). Water abstraction point. Proximity to Flood Zone 3, with 1:30 SWF in car park.

Planning History

Present Planning Status: No planning status
 Planning App No:
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	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:	
40	40									

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site is considered suitable subject to overcoming site constraints.

Availability:

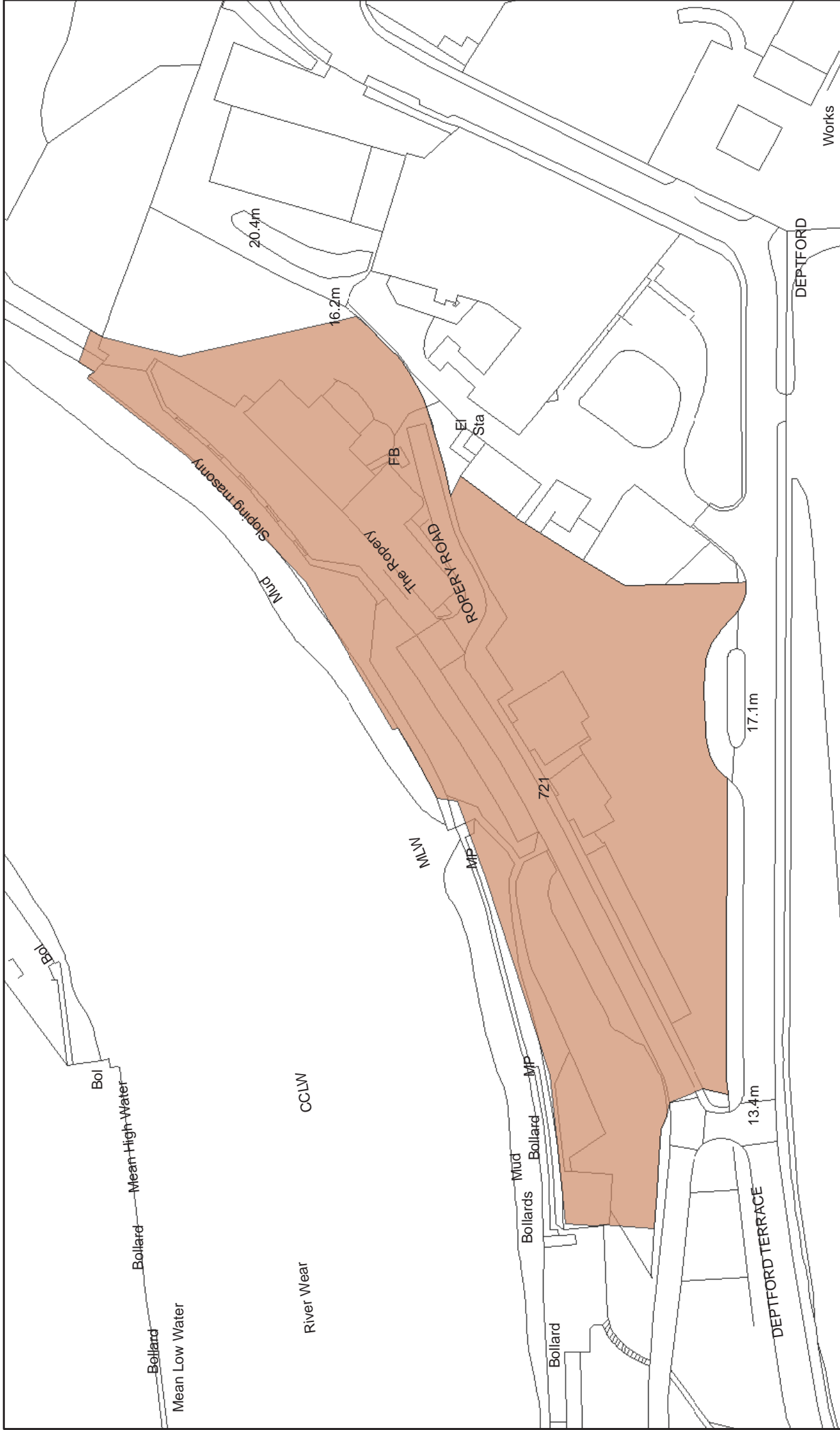
Conclusion on Availability: Available
 Comments on Availability: Site has more than one owner and as such discussions have taken place with landowners who are in agreement in principle, as such it is considered available.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Site is considered achievable.

Deliverability

Comment on Deliverability: Site is considered developable once the SSTC3 is in place (anticipated completion date of 2021). Conversion of existing listed buildings and new build.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 721; Websters Ropery
Contact	Not to Scale
Scale	Date
	January 2018
	North
	Revisions

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