

**Appendix M**

**Urban Core Site Assessments**

**List of SHLAA Sites (Urban Core)**

SHLAA Ref No	Site Name	Sub Area	Ward
018	42 to 45 Nile Street	Urban Core	HENDON
063	Vaux Brewery (site of), Gill Bridge Avenue	Urban Core	MILLFIELD
066	15-18 Hudson Road (West Sunnyside)	Urban Core	HENDON
068	8-12 Murton Street	Urban Core	HENDON
077	Holmeside Triangle, Park Lane	Urban Core	ST MICHAELS
078	Farringdon Row Phase 2-4	Urban Core	MILLFIELD
080A	Stadium Village, Sheepfolds Central	Urban Core	SOUTHWICK
080B	Stadium Village, Sheepfolds East	Urban Core	SOUTHWICK
080C	Stadium Village, Sheepfolds Cliff Top	Urban Core	SOUTHWICK
090	Bonnorsfield Saint Peters Wharf Phase 2 and 3, Bonnorsfield Road	Urban Core	ST PETERS
162	Land at High Street East	Urban Core	HENDON
185	Wearmouth Hall	Urban Core	MILLFIELD
187	Bonnorsfield, land at - Palmers Hill Road	Urban Core	ST PETERS
189	Forster Building, Chester Road	Urban Core	MILLFIELD
190	Technology Park, Chester Road	Urban Core	MILLFIELD
191	Priestman Building, 1-2 Green Terrace	Urban Core	MILLFIELD
192	Manor Quay	Urban Core	ST PETERS
264	Land at Scotia Quay, Low Street	Urban Core	HENDON
282	Land at High Street East	Urban Core	HENDON
362	Bonner's Field Industrial Units, Bonnorsfield Road	Urban Core	ST PETERS
373	Gill Bridge Police Station, Gillbridge Avenue	Urban Core	HENDON
395	Tatham Street Car Park, Sunnyside	Urban Core	HENDON
429	170-175 High Street West	Urban Core	HENDON
484	1-5 Hudson Road	Urban Core	HENDON
496	Allen House, Scotia Quay	Urban Core	HENDON
497	Panns Bank	Urban Core	HENDON
649	The Arches, Easington Street (Stadium Village Site F)	Urban Core	SOUTHWICK
659	Sunnyside Central Area, Villiers Street	Urban Core	HENDON
660	63 Fawcett Street	Urban Core	MILLFIELD
661	12 Fawcett Street	Urban Core	HENDON
662	18 John Street	Urban Core	HENDON
665	255 High Street West	Urban Core	MILLFIELD
667	Stadium Village Site I	Urban Core	SOUTHWICK
668	Stadium Village Site G	Urban Core	SOUTHWICK
679	18-19 Murton Street	Urban Core	HENDON
683	20 Murton Street	Urban Core	HENDON
684	32 Frederick Street, City Centre	Urban Core	HENDON
686	11 Saint Thomas Street, City Centre	Urban Core	HENDON
690	First Floor, the Old Vestry, 23 Fawcett Street	Urban Core	HENDON
699	Upper Floors 18 Fawcett Street	Urban Core	HENDON
701	67 John Street	Urban Core	HENDON
705	2 Grange Crescent	Urban Core	ST MICHAELS

## **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:	018	Site Name:	42 to 45 Nile Street
Subarea:	Urban Core		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	54
Sieved site?	No	Site area (HA):	0.06
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

### Constraints

Site lies within the city centre which is regarded as an area of HLV. Site lies within 2km of coastal wildlife corridor and is therefore subject to HRA. Within Sunnyside Conservation Area and settings of listed buildings in Villiers Street and Nile Street. Low incidence of potential groundwater flooding.

### Planning History

Present Planning Status: Permitted – not started  
 Planning App No: 16/00748/FU4  
 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:
					54				
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 the city centre which is regarded as an area of HLV. Site lies within 2km of coastal wildlife corridor and is therefore subject to HRA. Within Sunnyside Conservation Area and settings of listed buildings in Villiers Street and Nile Street. Low incidence of potential groundwater flooding. Mitigation required.

#### Availability:

Conclusion on Availability: Available

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

Availability determined by granting of planning permission.

#### Achievability:

Conclusion on Achievability: Achievable

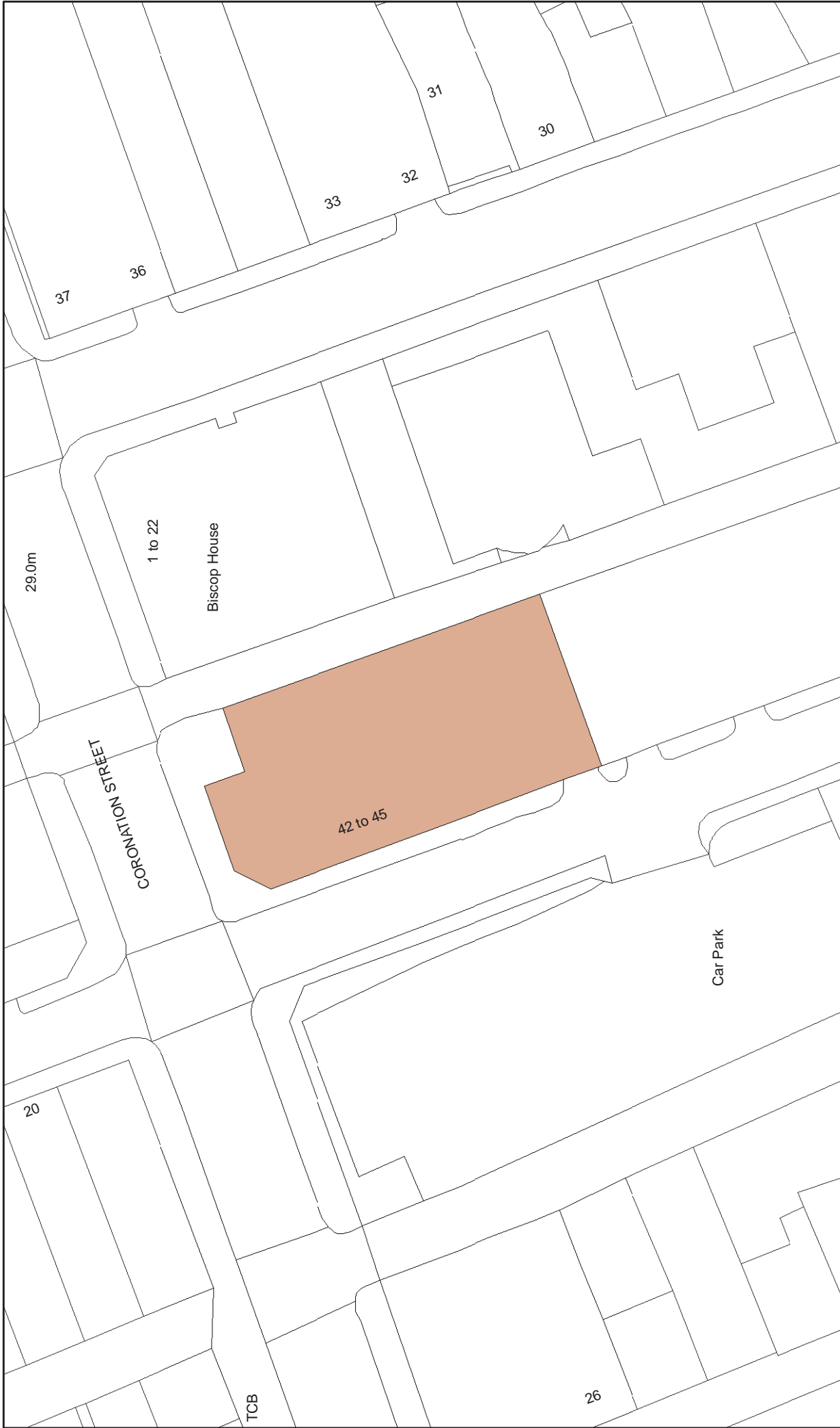
Comment on Achievability: Achievability determined by granting of planning permission.


Viability Assessment Typology: Urban Flats 75

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, however, planning permission granted for 54 apartments and site cleared as such considered deliverable in first five years. Further investigation into this site has revealed that the applicant is in the process of discharging the planning conditions and the site is currently being marketed as such expected completion date is considered realistic.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
<b>Scheme</b>	<b>Site No 018: 42 to 45 Nile Street</b>
<b>Contact</b>	
<b>Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>July 2017</b>
<b>North</b>	
<b>Revisions</b>	

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<b>SHLAA Ref No:</b>	<b>063</b>	<b>Site Name:</b>	<b>Vaux Brewery (site of), Gill Bridge Avenue</b>
<b>Subarea:</b>	<b>Urban Core</b>		
<b>Ward:</b>	<b>MILLFIELD</b>		
<b>PDL or greenfield:</b>	<b>PDL</b>	<b>Capacity:</b>	<b>201</b>
<b>Sieved site?</b>	<b>No</b>	<b>Site area (HA):</b>	<b>4.99</b>
<b>Included in Supply?</b>	<b>Yes</b>	<b>Deliverable/Developable:</b>	<b>6-10 years</b>

**Constraints**

Site lies within the city centre and at the top of the River Wear Gorge - both areas regarded for their higher landscape and historic value. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site also forms part of the strategic wildlife corridor along the River Wear. Potential impact on Wearmouth Riverside LWS. Local archaeological significance within setting of Grade II listed Wearmouth Road and Railway Bridges, Magistrates Courts and Bishopwearmouth Conservation Area. The site partly lies within a critical drainage area and partly within a source protection zone. A small portion of the site is affected by 1:30 incidence surface water flooding (2%) 1 in 100 (3%) and 1 in 1000 (5%). Low incidence potential of groundwater flooding. Potential contamination from previous brewery use. The site lies on the edge of the River Wear strategic GI corridor.

**Planning History**

**Present Planning Status:** Permitted (Outline) – Not started  
**Planning App No:** 15/02557/HY4  
**Student Accomodation:** No  
**Extra Care/Sheltered Accom (self contained units):** No

**Planning History 2**

**Completions 2015/16 until 2032/33 figures**

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

**Assessment Information**

**Suitability:**

**Conclusion on Suitability:** Suitable

**Comments on Suitability:** Site suitability established through grant of planning permission. Mitigation required. Site lies within the city centre and at the top of the River Wear Gorge - both areas regarded for their higher landscape and historic value. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site also forms part of the strategic wildlife corridor along the River Wear. Potential impact on Wearmouth Riverside LWS. Local archaeological significance within setting of Grade II listed Wearmouth Road and Railway Bridges, Magistrates Courts and Bishopwearmouth Conservation Area. The site partly lies within a critical drainage area and partly within a source protection zone. A small portion of the site is affected by 1:30 incidence surface water flooding (2%) 1 in 100 (3%) and 1 in 1000 (5%). Low incidence potential of groundwater flooding. Potential contamination from previous brewery use. The site lies on the edge of the River Wear strategic GI corridor.

**Availability:**

**Conclusion on Availability:** Available

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

**Achievability:**

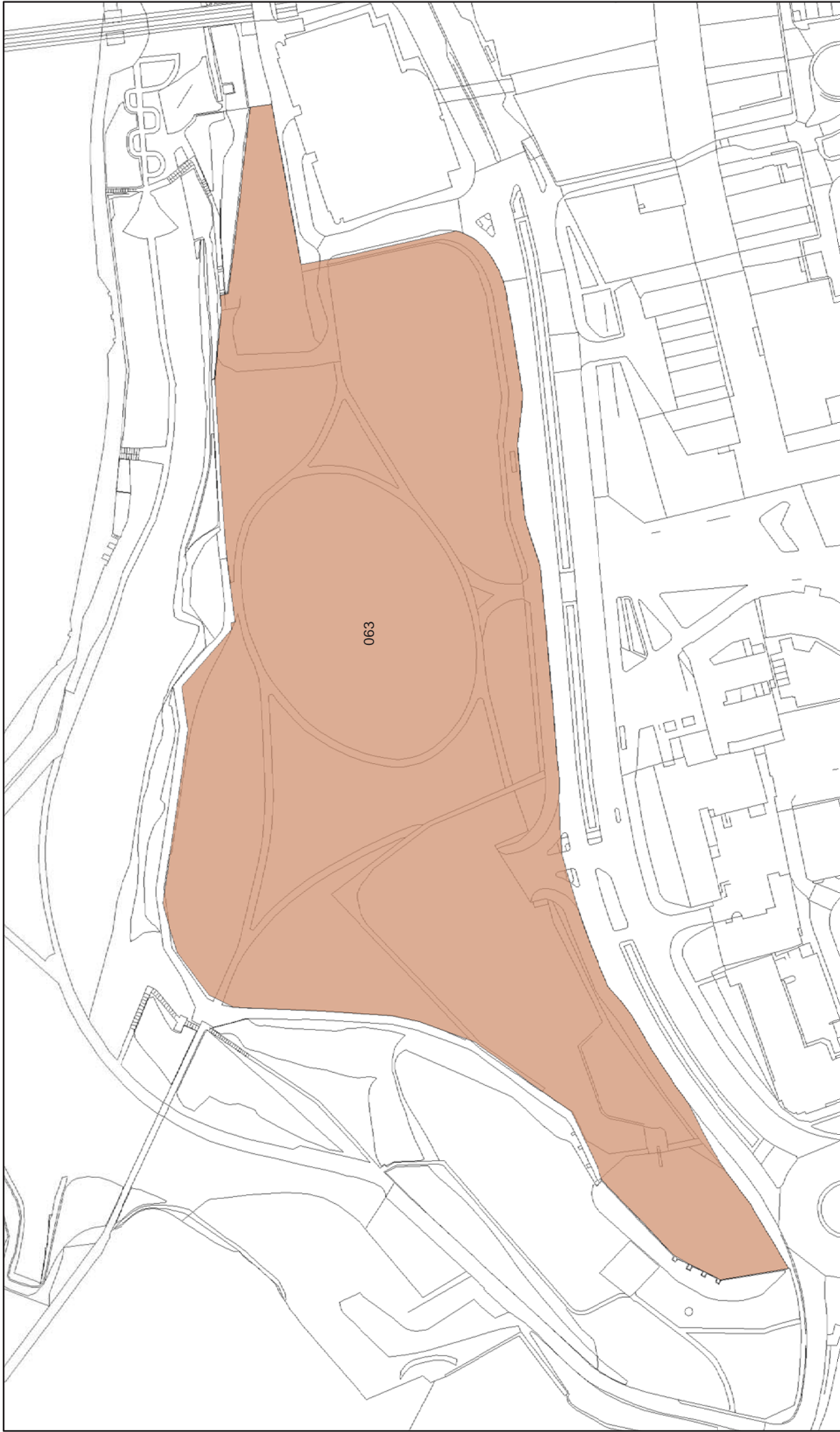
**Conclusion on Achievability:** Achievable

**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 for 201 residential units. Site could feasibly start to deliver housing in the 6-10 & 11-15 year periods.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2018</b>
<b>Scheme</b>	<b>Site No 063: Former Vaux Brewery, Gill Bridge Avenue</b>
<b>Contact</b>	<b>North</b>
<b>Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>January 2018</b>
<b>Drawing No.</b>	<b>Revisions</b>

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SHLAA Ref No:	066	Site Name:	15-18 Hudson Road (West Sunnyside)
Subarea:	Urban Core		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	20
Sieved site?	No	Site area (HA):	0.07
Included in Supply?	No	Deliverable/Developable:	NCD

### Constraints

Site lies within 2km of coastal wildlife corridor and therefore subject to HRA

### Planning History

Present Planning Status: Refused 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 lies within 2km of coastal wildlife corridor and therefore subject to HRA.

#### Availability:

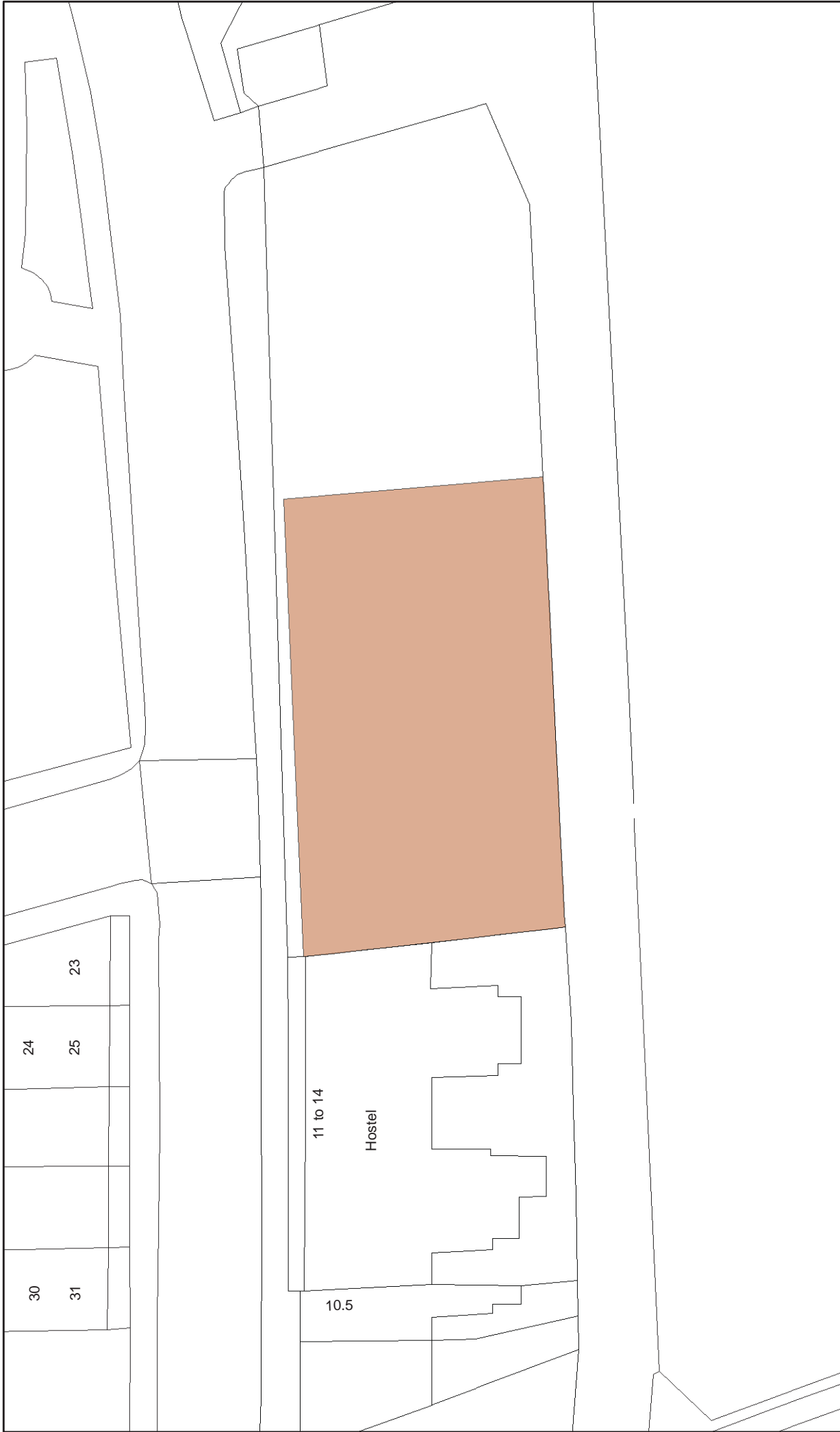
Conclusion on Availability: Available  
 Comments on Availability: No known constraints to availability at this point in time.

#### 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 developable at this point in time.



<i>Project</i>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
<i>Scheme</i>	<b>Site No 066: 15-18 Hudson Road (West Sunnyside)</b>
<i>Contact</i>	North
<i>Scale</i>	Not to Scale
<i>Date</i>	July 2017
<i>Drawing No.</i>	Revisions

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SHLAA Ref No:	068	Site Name:	8-12 Murton Street
Subarea:	Urban Core		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	17
Sieved site?	No	Site area (HA):	0.17
Included in Supply?	No	Deliverable/Developable:	NCD

### Constraints

Site lies within 2km of coastal wildlife corridor and is therefore subject to HRA. Within wider setting of Mowbray Park Registered Historic Park and Garden, Sunnyside Conservation Area and listed buildings in Tavistock Place and Tatham Street.

### Planning History

### Planning History 2

Present Planning Status: Lapsed permission  
 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 2km of coastal wildlife corridor and is therefore subject to HRA. Within wider setting of Mowbray Park Registered Historic Park and Garden, Sunnyside Conservation Area and listed buildings in Tavistock Place and Tatham Street.

#### Availability:

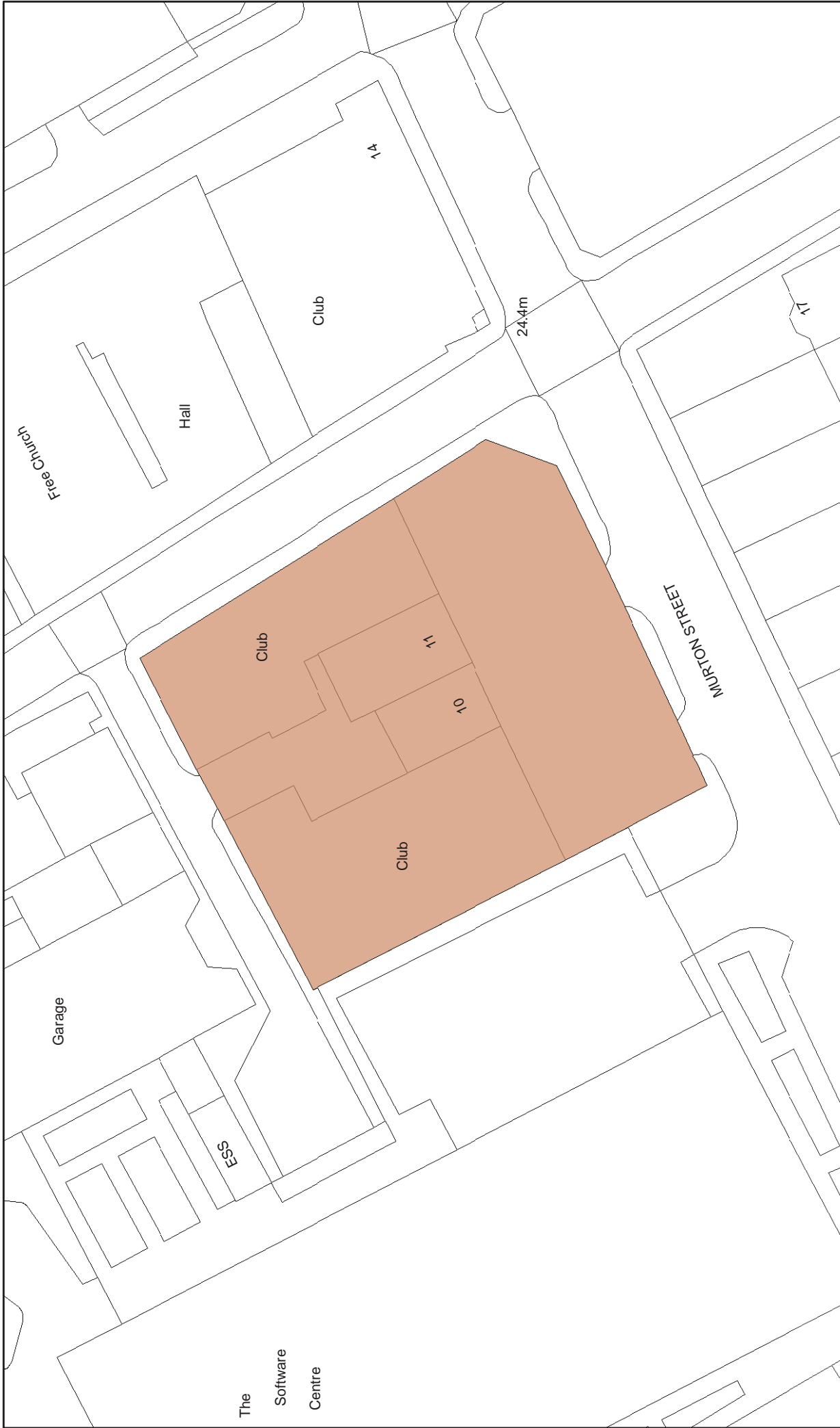
Conclusion on Availability: Available  
 Comments on Availability: No known constraints to availability at this point in time.

#### Achievability:

Conclusion on Achievability: Not Achievable  
 Comment on Achievability: Viability Assessment Typology: Medium Brown 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: 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.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
<b>Scheme</b>	<b>Site No 068: 8-12 Murton Street</b>
<b>Contact</b>	<b>North</b>
<b>Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>July 2017</b>
<b>Drawing No.</b>	<b>Revisions</b>

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SHLAA Ref No:	077	Site Name:	Holmeside Triangle, Park Lane
Subarea:	Urban Core		
Ward:	ST MICHAELS		
PDL or greenfield:	PDL	Capacity:	100
Sieved site?	No	Site area (HA):	1.62
Included in Supply?	No	Deliverable/Developable:	NCD

### Constraints

The site lies within the city centre which is regarded as an area of higher landscape and historic value. Site lies within 2km of the coastal wildlife corridor and therefore will require HRA. Eastern edge of site is in relatively close proximity and within setting of grade II listed buildings, grade II\* listed cenotaph and Mowbray Park Registered Historic Park and Garden. The site is partly affected by 1 in 100 incidence surface water flooding (5%). Possible contamination from past industrial uses.

### 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. The site lies within the city centre which is regarded as an area of higher landscape and historic value. Site lies within 2km of the coastal wildlife corridor and therefore will require HRA. Eastern edge of site is in relatively close proximity and within setting of grade II listed buildings, grade II\* listed cenotaph and Mowbray Park Registered Historic Park and Garden. The site is partly affected by 1 in 100 incidence surface water flooding (5%). Possible contamination from past industrial uses.

#### Availability:

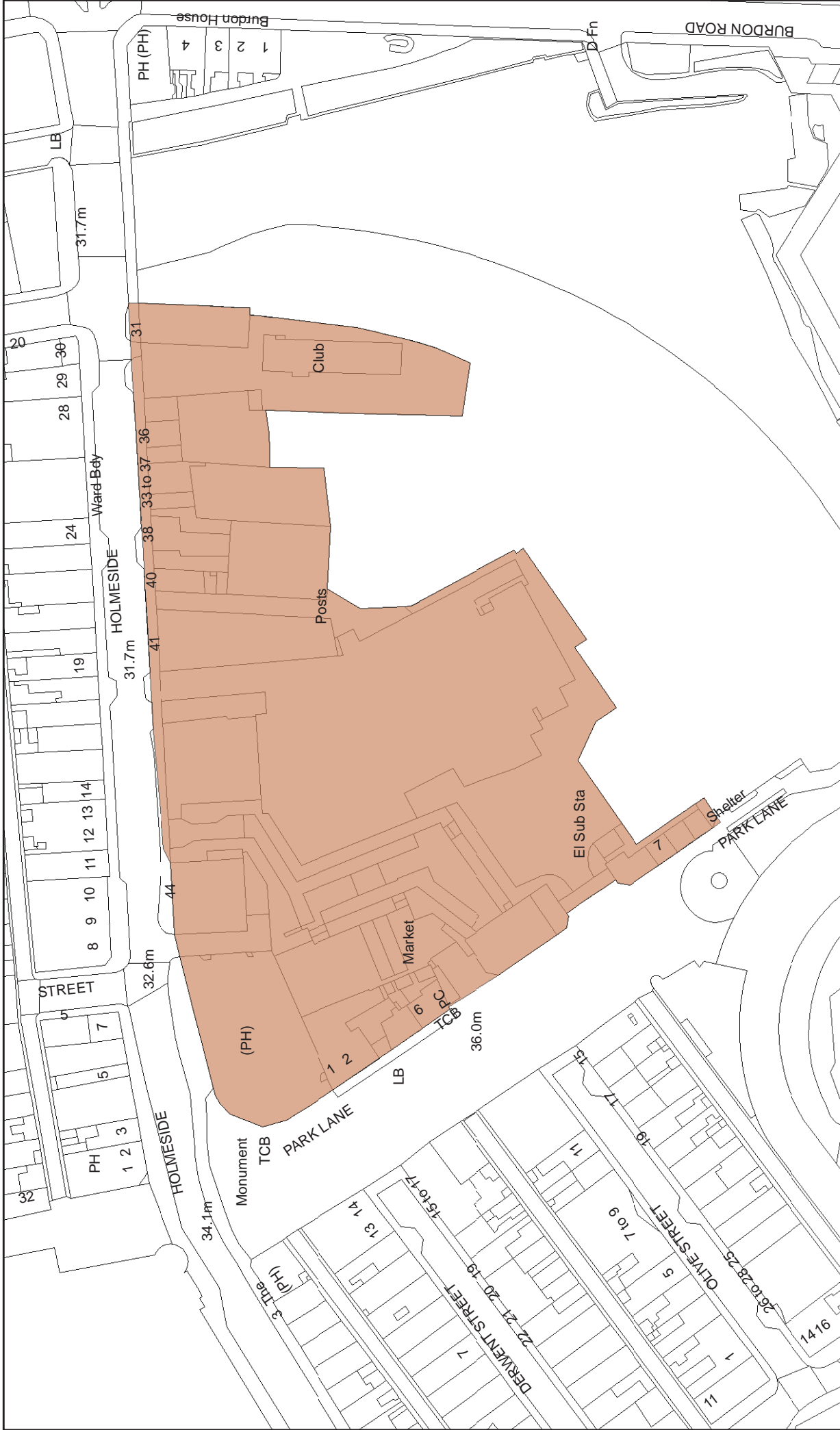
Conclusion on Availability: Available  
 Comments on Availability: No known constraints to availability at this point in time.

#### Achievability:

Conclusion on Achievability: Not Achievable  
 Comment on Achievability: Viability Assessment Typology: Urban Flats 75  
 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 077: Holmeside Triangle, Park Lane
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	078	Site Name:	Farringdon Row Phase 2-4
Subarea:	Urban Core		
Ward:	MILLFIELD		
PDL or greenfield:	Mixed (G30 B70)	Capacity:	69
Sieved site?	No	Site area (HA):	4.59
Included in Supply?	Yes	Deliverable/Developable:	6-10 years

### Constraints

Site lies within the River Wear Gorge, an area considered to be higher landscape value with significant historic value. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site also forms part of the strategic wildlife corridor along the River Wear and partly incorporates Wearmouth Riverside LWS. Original coal staithes dating back to 1820 of archaeological significance. The site lies within a critical drainage area and contains a small area of land affected by 1:30 incidence of surface water flooding (1%) 1 in 100 (2%) and 1 in 1000 (2%) . Low incidence of potential groundwater flooding. Possibly contamination from past industrial uses on site. The site partly provides natural and amenity greenspace associated with Festival Park and the riverside walkway. This forms part of the River Wear Strategic GI corridor. Pylons affect part of 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:
			9	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 lies within the River Wear Gorge, an area considered to be higher landscape value with significant historic value. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site also forms part of the strategic wildlife corridor along the River Wear and partly incorporates Wearmouth Riverside LWS. Original coal staithes dating back to 1820 of archaeological significance. The site lies within a critical drainage area and contains a small area of land affected by 1:30 incidence of surface water flooding (1%) 1 in 100 (2%) and 1 in 1000 (2%) . Low incidence of potential groundwater flooding. Possibly contamination from past industrial uses on site. The site partly provides natural and amenity greenspace associated with Festival Park and the riverside walkway. This forms part of the River Wear Strategic GI corridor. Pylons affect part of the site

#### Availability:

**Conclusion on Availability:** Available

**Comments on Availability:** Council owned site identified for disposal and development.

#### Achievability:

**Conclusion on Achievability:** Achievable

**Comment on Achievability:**

Viability Assessment Typology: Large Brownfield 60

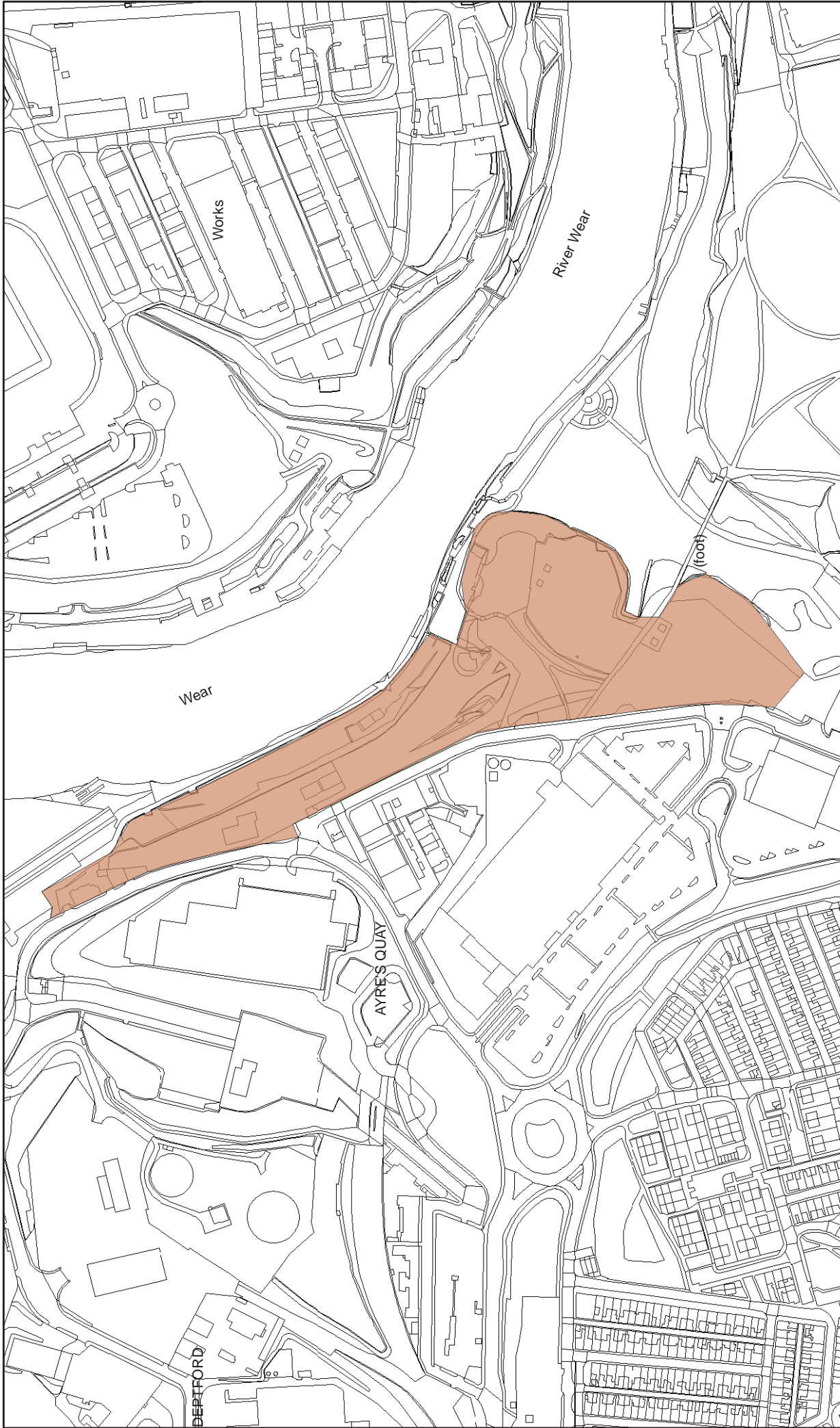
Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate area. Site specific considerations (small incidence on site of surface water flooding, buffer zone likely required due to proximity to River Wear Gorge HLV, strategic wildlife corridor and Wearmouth Riverside LWS, net developable area/yield may be reduced due to proximity to these designations, HRA, pylons on site). Abnormal costs that may affect site viability include potential contamination from previous industrial use and surface water flooding.


**Deliverability**

**Comment on Deliverability:**

Site is considered to be suitable, available and achievable, subject to successful marketing and disposal of the site by the Council and the submission and determination of a suitable planning application. Taking this into account and the potential for site preparation/remediation, the site could deliver around 69 units starting in year 2027/28.





<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
<b>Scheme</b>	<b>Site No 078: Farrington Row Phase 2-4</b>
<b>Contact</b>	
<b>Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>July 2017</b>
<b>North</b>	
<b>Revisions</b>	

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SHLAA Ref No:	080A	Site Name:	Stadium Village, Sheepfolds Central
Subarea:	Urban Core		
Ward:	SOUTHWICK		
PDL or greenfield:	PDL	Capacity:	50
Sieved site?	No	Site area (HA):	1.25
Included in Supply?	Yes	Deliverable/Developable:	11-15 years

### Constraints

The site is currently allocated for mixed use development. Historic riverside landscape, coal mining, coal staithes / shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre. The site forms part of the River Wear corridor and lies adjacent to a LWS, there is evidence of priority species (including breeding birds) in the area. Site of former Wearmouth Colliery and associated industrial heritage including Grade II listed former NEER stables. Pylons affect the south west corner of 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:	
				30	20					

Under Construction: No  
 Units Completed: 0

### Assessment Information

#### Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: PDL site in a central, riverside location. The site is currently allocated for mixed use development. Historic riverside landscape, coal mining, coal staithes/ shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre. The site forms part of the River Wear corridor and lies adjacent to a LWS, there is evidence of priority species (including breeding birds) in the area. Site of former Wearmouth Colliery and associated industrial heritage including Grade II listed former NEER stables. Pylons affect the south west corner of the site.

#### Availability:

Conclusion on Availability: Available

Comments on Availability: A masterplan for Stadium Village was prepared in 2010 and is currently being reviewed (anticipated November 2016).

#### Achievability:

Conclusion on Achievability: Achievable

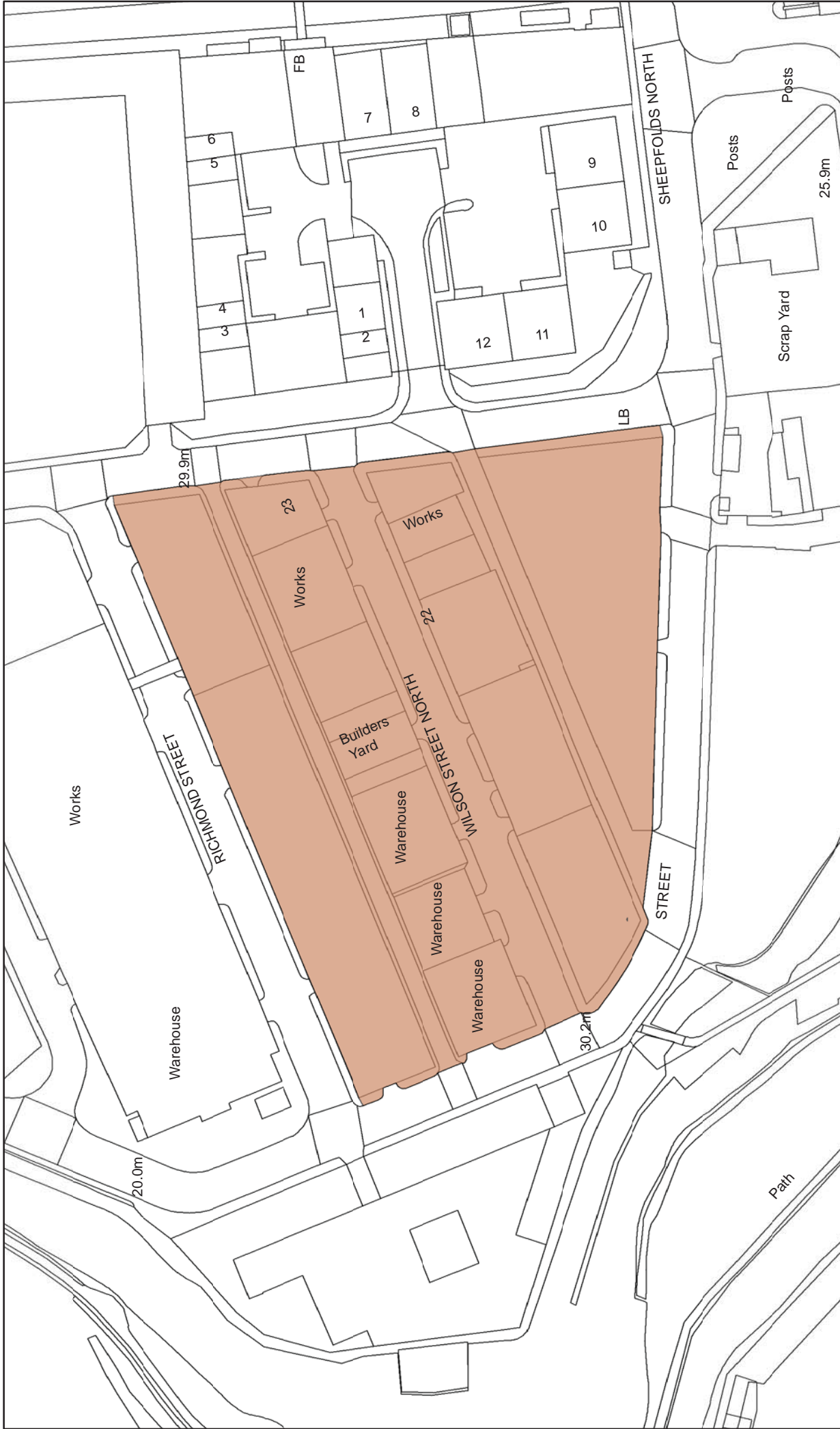
Comment on Achievability: Viability Assessment Typology: Large Brownfield 60

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 masterplan will demonstrate achievability of the site. Achievability will also be based on the relocation of existing, operating businesses, therefore the site has been identified as achievable in years 11-15 as it is expected that uncertainties regarding relocation of business uses will be resolved prior to this date.

### Deliverability

**Comment on Deliverability:**

In principal the site's suitability is established through previous and emerging masterplanning. Delivery of the site is subject to relocation of existing business uses, sale of the site, grant of planning permission and site preparation timescales. Site being brought forward as part of HCA funding bid as such has to be identified as potential housing site in SHLAA. The site has been identified as achievable within the 11-15 period as it is expected that uncertainties regarding relocation of business uses will be resolved prior to this date.



Project	<b>Sunderland Strategic Housing Land Availability Assessment - 2018</b>
Scheme	<b>Site No 080A: Stadium Village - Site E</b>
Contact	
Scale	<b>Not to Scale</b>
Date	<b>January 2018</b>
North	
Revisions	

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<b>SHLAA Ref No:</b>	<b>080B</b>	<b>Site Name:</b>	<b>Stadium Village, Sheepfolds East</b>
<b>Subarea:</b>	<b>Urban Core</b>		
<b>Ward:</b>	<b>SOUTHWICK</b>		
<b>PDL or greenfield:</b>	<b>PDL</b>	<b>Capacity:</b>	<b>70</b>
<b>Sieved site?</b>	<b>No</b>	<b>Site area (HA):</b>	<b>0.89</b>
<b>Included in Supply?</b>	<b>Yes</b>	<b>Deliverable/Developable:</b>	<b>6-10 years</b>

**Constraints**

The site is currently allocated for mixed use development. Historic riverside landscape, coal mining, coal staithes / shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre. The site forms part of the River Wear corridor and lies adjacent to a LWS, there is evidence of priority species (including breeding birds) in the area. Site of former Wearmouth Colliery and associated industrial heritage including Grade II listed former NEER stables. Pylons affect the south west corner 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**

<b>Prior to 15/16:</b>	<b>2015/16:</b>	<b>2016/17:</b>	<b>2017/18:</b>	<b>2018/19:</b>	<b>2019/20:</b>	<b>2020/21:</b>	<b>2021/22:</b>	<b>2022/23:</b>	<b>2023/24:</b>
<b>2024/25:</b>	<b>2025/26:</b>	<b>2026/27:</b>	<b>2027/28:</b>	<b>2028/29:</b>	<b>2029/30:</b>	<b>2030/31:</b>	<b>2031/32:</b>	<b>2032/33:</b>	<b>Beyond 2032/33:</b>
		35	35						
<b>Under Construction:</b>	<b>No</b>								
<b>Units Completed:</b>	<b>0</b>								

**Assessment Information**

**Suitability:**

**Conclusion on Suitability:** Suitable  
**Comments on Suitability:** PDL site in a central, riverside location. The site is currently allocated for mixed use development. Historic riverside landscape, coal mining, coal staithes/ shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre. The site forms part of the River Wear corridor and lies adjacent to a LWS, there is evidence of priority species (including breeding birds) in the area. Site of former Wearmouth Colliery and associated industrial heritage including Grade II listed former NEER stables. Pylons affect the south west corner of the site.

**Availability:**

**Conclusion on Availability:** Available  
**Comments on Availability:** A masterplan for Stadium Village was prepared in 2010 and is currently being reviewed.

**Achievability:**

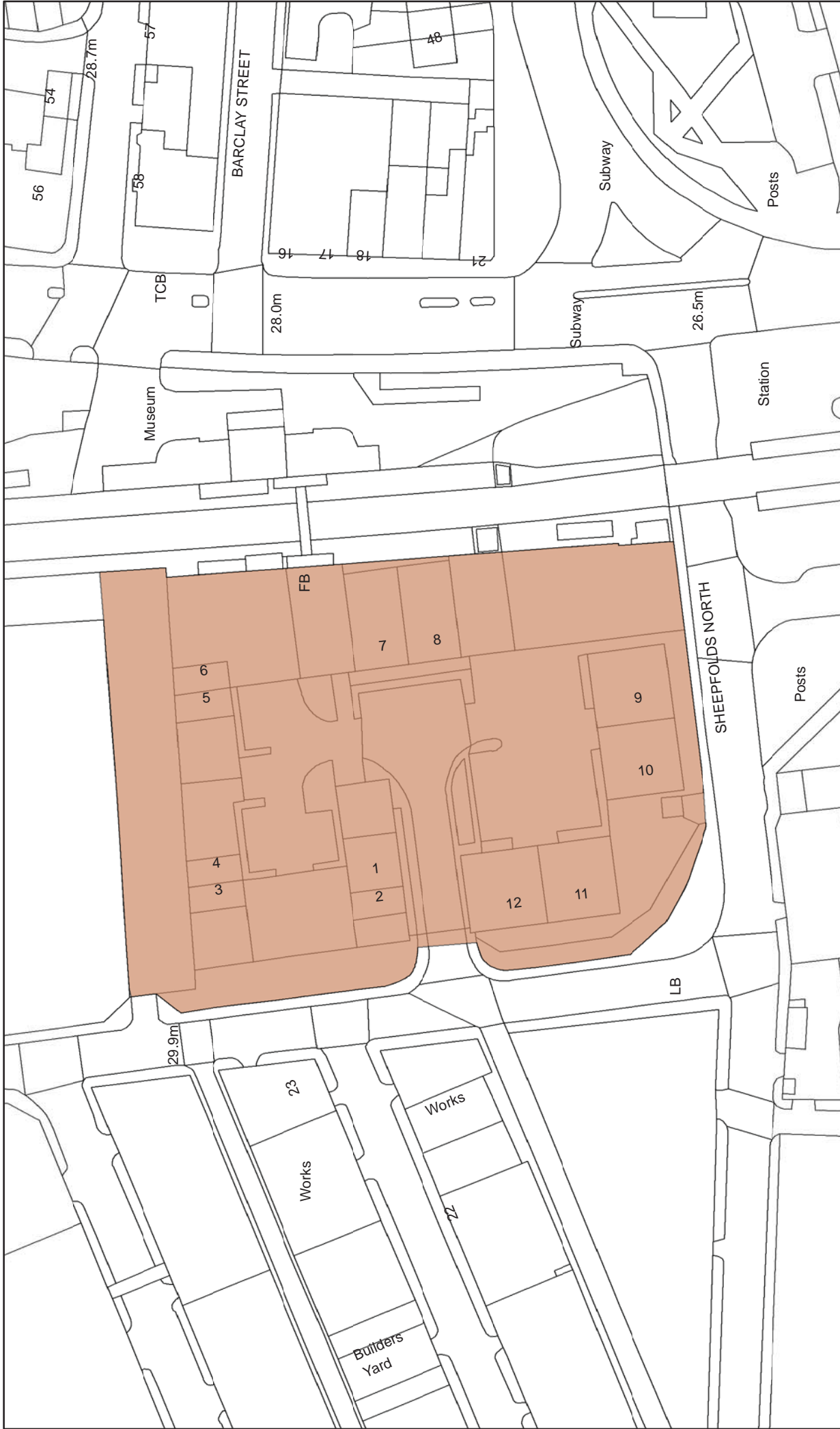
**Conclusion on Achievability:** Achievable  
**Comment on Achievability:** Viability Assessment Typology: Large Brownfield 60  
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. However the masterplan will demonstrate achievability of the site. Achievability will also be based on the relocation of existing, operating businesses, therefore the site has been identified as achievable by 2026/27 as it is expected that the uncertainties regarding relocation of business uses will have been resolved by then.

**Deliverability**

**Comment on Deliverability:**

In principal the site's suitability is established through previous and emerging masterplanning. Delivery of the site is subject to relocation of existing business uses, sale of the site, grant of planning permission and site preparation timescales. Sitesubject to HCA funding bid.

The site has been identified as achievable by 2026/27 as it is expected that the uncertainties regarding relocation of business uses will have been resolved by then.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2018</b>
<b>Scheme</b>	<b>Site No 080B: Stadium Village - Site C</b>
<b>Contact</b>	<b>Not to Scale</b>
<b>Scale</b>	<b>Date</b>
	<b>January 2018</b>
	<b>North</b>
	<b>Revisions</b>

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SHLAA Ref No:	080C	Site Name:	Stadium Village, Sheepfolds Cliff Top
Subarea:	Urban Core		
Ward:	SOUTHWICK		
PDL or greenfield:	PDL	Capacity:	60
Sieved site?	No	Site area (HA):	0.91
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

### Constraints

The site is currently allocated for mixed use development. Historic riverside landscape, coal mining, coal staithes / shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre. The site forms part of the River Wear corridor and lies adjacent to a LWS, there is evidence of priority species (including breeding birds) in the area. Site of former Wearmouth Colliery and associated industrial heritage including Grade II listed former NEER stables. Pylons affect the south west corner 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:	
								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: PDL site in a central, riverside location. Historic riverside landscape, coal mining, coal staithes/shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre. The site forms part of the River Wear corridor and lies adjacent to a LWS, there is evidence of priority species (including breeding birds) in the area. Site of former Wearmouth Colliery and associated industrial heritage including Grade II listed former NEER stables. Pylons affect the south west corner of the site.

#### Availability:

Conclusion on Availability: Available

Comments on Availability: A masterplan for Stadium Village was prepared in 2010 and reviewed in 2017. Council owned site identified for disposal. Site marketed early 2018.

#### Achievability:

Conclusion on Achievability: Achievable

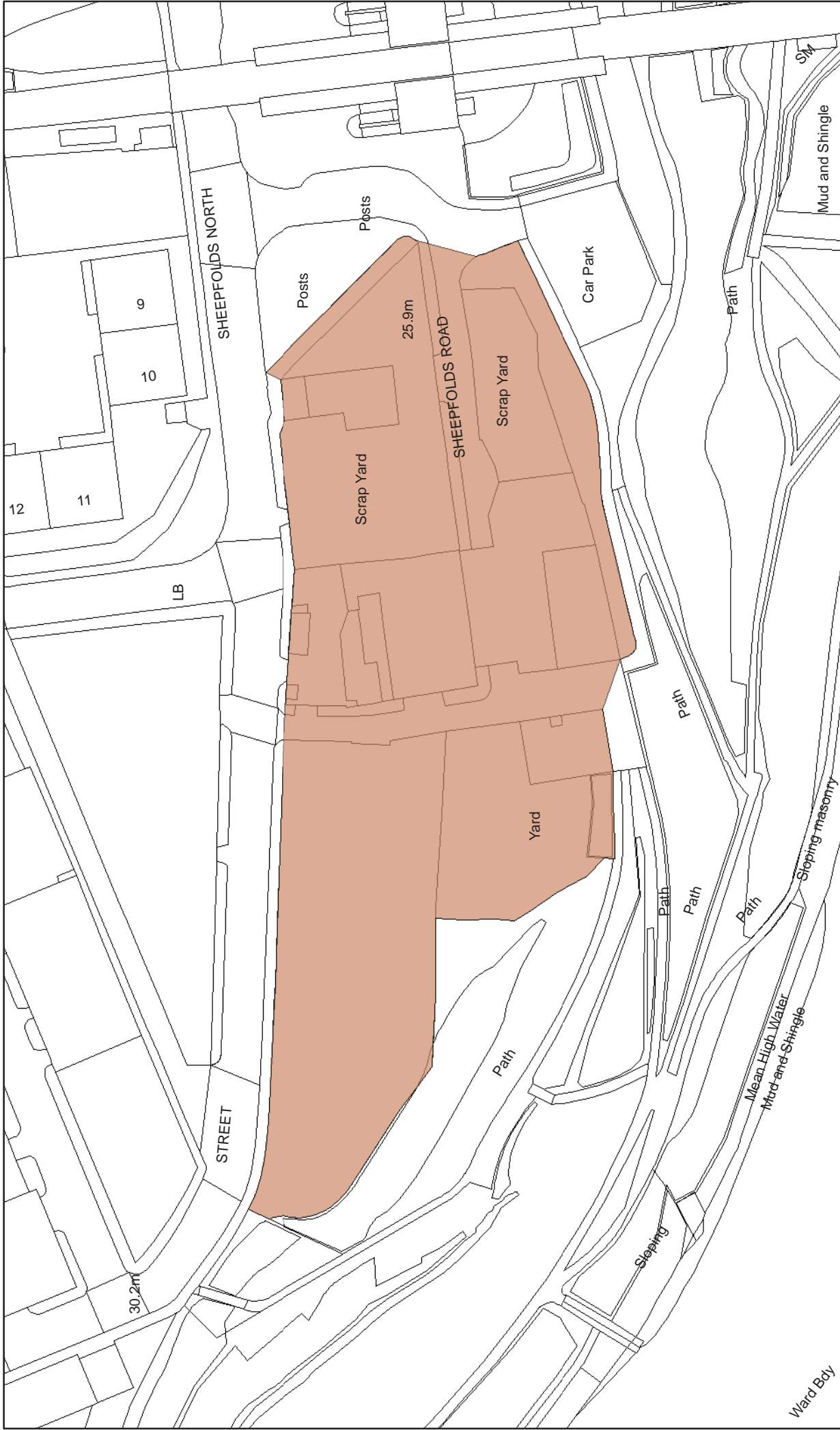
Comment on Achievability: Viability Assessment Typology: Large brownfield 60

Masterplan will demonstrate site is achievable in the current market and economic climate.

#### Deliverability

Comment on Deliverability: In principal the site's suitability is established through previous and emerging masterplanning. The site is Council owned and is identified for disposal and marketing early 2018, with planning application expected later in 2018. Delivery of the site is subject to sale of the site, grant of planning permission and site preparation timescales. Delivery of first units anticipated in year 5.





<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2018</b>
<b>Scheme</b>	<b>Site No 080C: Stadium Village - Site D</b>
<b>Contact</b>	<b>Not to Scale</b>
<b>Scale</b>	<b>Date</b>
	<b>January 2018</b>
	<b>North</b>
	<b>Revisions</b>

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<b>SHLAA Ref No:</b>	<b>090</b>	<b>Site Name:</b>	<b>Bonnorsfield Saint Peters Wharf Phase 2 and 3, Bonnorsfield Road</b>
<b>Subarea:</b>	<b>Urban Core</b>		
<b>Ward:</b>	<b>ST PETERS</b>		
<b>PDL or greenfield:</b>	<b>PDL</b>	<b>Capacity:</b>	<b>35</b>
<b>Sieved site?</b>	<b>No</b>	<b>Site area (HA):</b>	<b>1.53</b>
<b>Included in Supply?</b>	<b>No</b>	<b>Deliverable/Developable:</b>	<b>NCD</b>

### **Constraints**

Historic riverside industrial landscape, Magnesian Limestone Gorge and views from and the setting of the Wearmouth Bridge. Site also forms part of the River Wear strategic wildlife corridor, with evidence of priority species (including breeding birds) in the area. The site lies within the wider setting of the Grade I listed St Peter's Church and the remains of Monkwearmouth Anglo-Saxon Monastery, a Scheduled Ancient Monuments and site of exceptional archaeological importance. Also situated directly adjacent and within the immediate setting of Grade II listed Monkwearmouth Bridge and Railway Bridge. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding. Possible contamination from past industrial uses. Includes amenity greenspace, forms part of the C2C cycleway and the River Wear GI Corridor.

### **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:** Suitable

**Comments on Suitability:** Mitigation required. Historic riverside industrial landscape, Magnesian Limestone Gorge and views from and the setting of the Wearmouth Bridge. Site also forms part of the River Wear strategic wildlife corridor, with evidence of priority species (including breeding birds) in the area. The site lies within the wider setting of the Grade I listed St Peter's Church and the remains of Monkwearmouth Anglo-Saxon Monastery, a Scheduled Ancient Monuments and site of exceptional archaeological importance. Also situated directly adjacent and within the immediate setting of Grade II listed Monkwearmouth Bridge and Railway Bridge. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding. Possible contamination from past industrial uses. Includes amenity greenspace, forms part of the C2C cycleway and the River Wear GI Corridor.

#### **Availability:**

**Conclusion on Availability:** Available

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

#### **Achievability:**

**Conclusion on Achievability:** Not Achievable

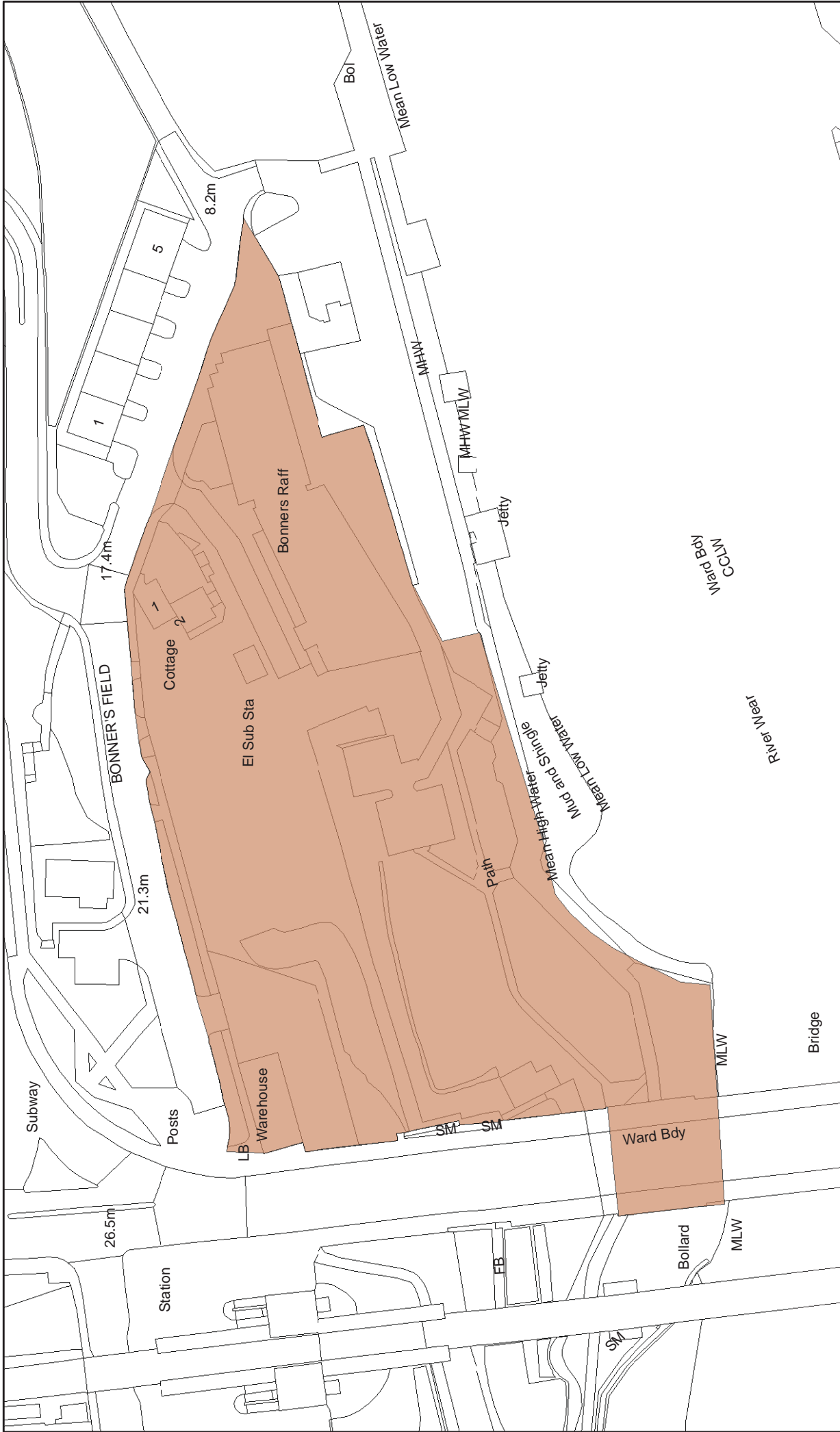
**Comment on Achievability:** Viability Assessment Typology: Medium Brownfield 25.

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:**

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



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
<b>Scheme</b>	<b>Site No 090: Bonnersfield Saint Peters Wharf Phase 2 and 3, Bonnersfield Road</b>
<b>Contact</b>	<b>North</b>
<b>Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>July 2017</b>
<b>Drawing No.</b>	<b>Revisions</b>

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SHLAA Ref No:	162	Site Name:	Land at High Street East
Subarea:	Urban Core		
Ward:	HENDON		
PDL or greenfield:	Greenfield	Capacity:	8
Sieved site?	No	Site area (HA):	0.28
Included in Supply?	No	Deliverable/Developable:	NCD

### Constraints

The site lies within the River Wear Gorge and historic east end - both areas are regarded as higher landscape value. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site also forms part of the strategic wildlife corridor along the River Wear. The site forms part of the historic East End riverside, is part of the Old Sundeland Riverside Conservation Area and falls within the setting of Grade I listed St Peters Church/remains Monkwearmouth Anglo Saxon Monastery SAM and Grade II listed buildings on Low Road and High Street East. The site lies within a Source Protection Zone. Low incidence potential of groundwater flooding. The site provides amenity greenspace along the riverside and forms part of the River Wear Green Infrastructure.

### 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 provides important greenspace within a Conservation Area

The site lies within the River Wear Gorge and historic east end - both areas are regarded as higher landscape value. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site also forms part of the strategic wildlife corridor along the River Wear. The site forms part of the historic East End riverside, is part of the Old Sundeland Riverside Conservation Area and falls within the setting of Grade I listed St Peters Church/remains Monkwearmouth Anglo Saxon Monastery SAM and Grade II listed buildings on Low Road and High Street East. The site lies within a Source Protection Zone. Low incidence potential of groundwater flooding. The site provides amenity greenspace along the riverside and forms part of the River Wear Green Infrastructure.

#### Availability:

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

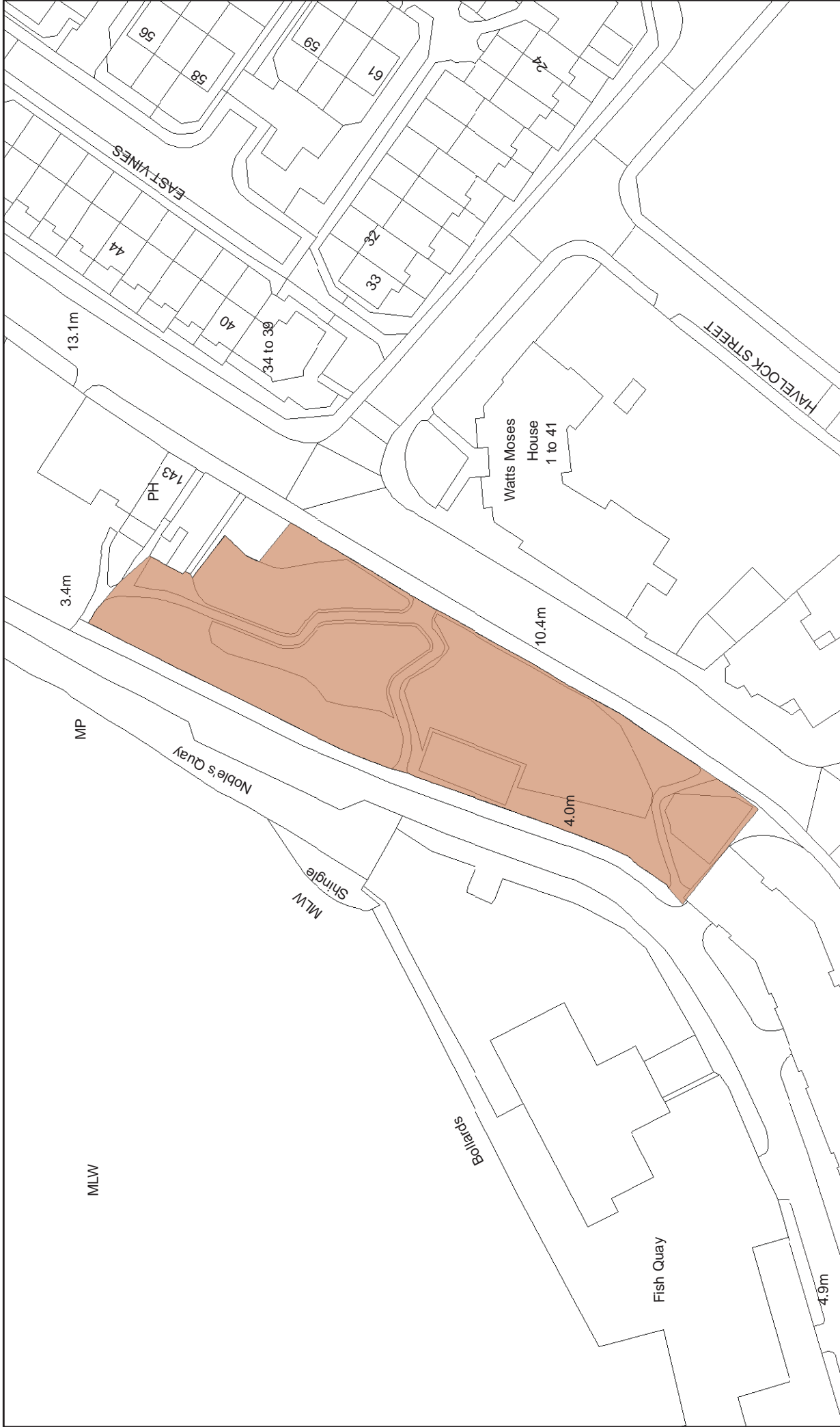
#### Achievability:


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

Viability Assessment Typology indicates that this typology of site is likely to be viable. However, development of the site would require significant mitigation in some areas such as landscape, biodiversity, historic environment and green infrastructure which may result in abnormal costs which may make the site unviable and 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.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
<b>Scheme</b>	<b>Site No 162: Land at High Street East</b>
<b>Contact</b>	
<b>Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>July 2017</b>
<b>North</b>	
<b>Revisions</b>	

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SHLAA Ref No:	185	Site Name:	Wearmouth Hall
Subarea:	Urban Core		
Ward:	MILLFIELD		
PDL or greenfield:	PDL	Capacity:	11
Sieved site?	No	Site area (HA):	0.00
Included in Supply?	No	Deliverable/Developable:	NCD

### Constraints

PDL site within critical drainage area. Incidence of surface water 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: PDL site within critical drainage area. Incidence of surface water flooding. Site currently in operational use by the university.

#### Availability:

Conclusion on Availability: Not Available  
 Comments on Availability: University building in current operation, therefore not available for development at this point in time. University have indicated that the site is unlikely to be developed for housing at this point in time.

#### Achievability:

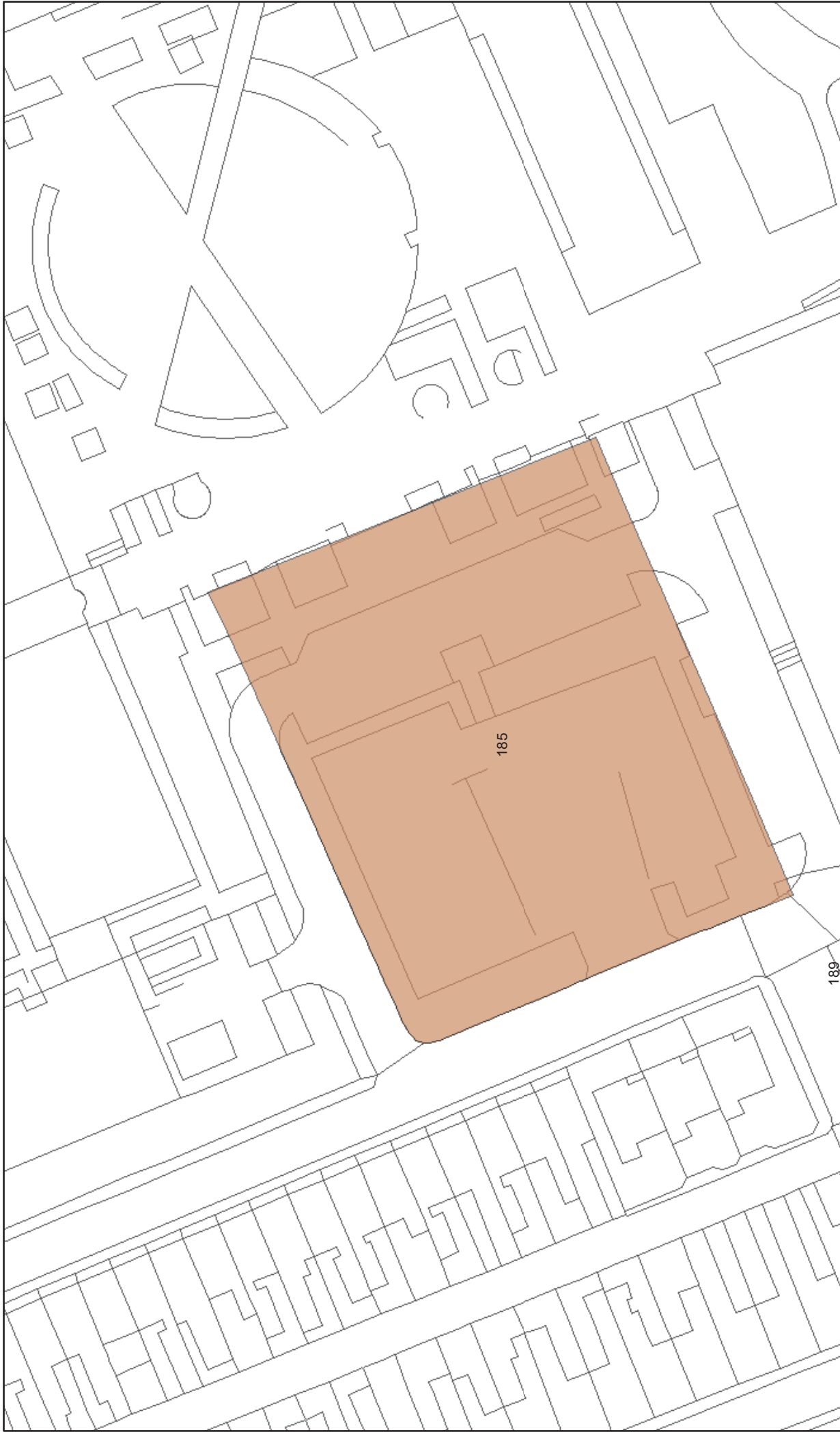
Conclusion on Achievability: Not Achievable  
 Comment on Achievability: Viability Assessment Typology: Small Brownfield 11


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.

#### Deliverability

Comment on Deliverability: Site is not currently available for development at this point in time. 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.





<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2018</b>
<b>Scheme</b>	<b>Site No 185: Wearmouth Hall site, Chester Road, land to rear of existing</b>
<b>Contact</b>	<b>Not to Scale</b>
<b>Scale</b>	<b>Date</b>
	<b>January 2018</b>
	<b>North</b>
	
<b>Drawing No.</b>	<b>Revisions</b>

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<b>SHLAA Ref No:</b>	<b>187</b>	<b>Site Name:</b>	<b>Bonnorsfield, land at - Palmers Hill Road</b>
<b>Subarea:</b>	<b>Urban Core</b>		
<b>Ward:</b>	<b>ST PETERS</b>		
<b>PDL or greenfield:</b>	<b>PDL</b>	<b>Capacity:</b>	<b>80</b>
<b>Sieved site?</b>	<b>No</b>	<b>Site area (HA):</b>	<b>1.81</b>
<b>Included in Supply?</b>	<b>Yes</b>	<b>Deliverable/Developable:</b>	<b>11-15 years</b>

**Constraints**

Historic riverside industrial landscape, Magnesian Limestone Gorge and views from and setting of Wearmouth Bridge. Site forms part of the River Wear corridor and there is evidence of priority species within the area. Within 2km of coast, therefore subject to HRA. The site lies within the wider setting of the Grade I listed St Peter's Church and the remains of Monkwearmouth Anglo-Saxon Monastery, a Scheduled Ancient Monuments and site of exceptional archaeological importance. Also situated directly adjacent and within the immediate setting of Grade II listed Monkwearmouth Bridge and Railway Bridge. Lies within river GI corridor and includes amenity greenspace and the C2C cycleway. Lies within Critical Drainage Area, with low incidence potential of groundwater flooding and partly affected by 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**

**Completions 2015/16 until 2032/33 figures**

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

**Under Construction:** No  
**Units Completed:** 0

**Assessment Information**

**Suitability:**

**Conclusion on Suitability:** Suitable  
**Comments on Suitability:** Mitigation required. Historic riverside industrial landscape, Magnesian Limestone Gorge and views from and setting of Wearmouth Bridge. Site forms part of the River Wear corridor and there is evidence of priority species within the area. Within 2km of coast, therefore subject to HRA. The site lies within the wider setting of the Grade I listed St Peter's Church and the remains of Monkwearmouth Anglo-Saxon Monastery, a Scheduled Ancient Monuments and site of exceptional archaeological importance. Also situated directly adjacent and within the immediate setting of Grade II listed Monkwearmouth Bridge and Railway Bridge. Lies within river GI corridor and includes amenity greenspace and the C2C cycleway. Lies within Critical Drainage Area, with low incidence potential of groundwater flooding and partly affected by surface water flooding.

**Availability:**

**Conclusion on Availability:** Available  
**Comments on Availability:** University have indicated that the site is available for development.

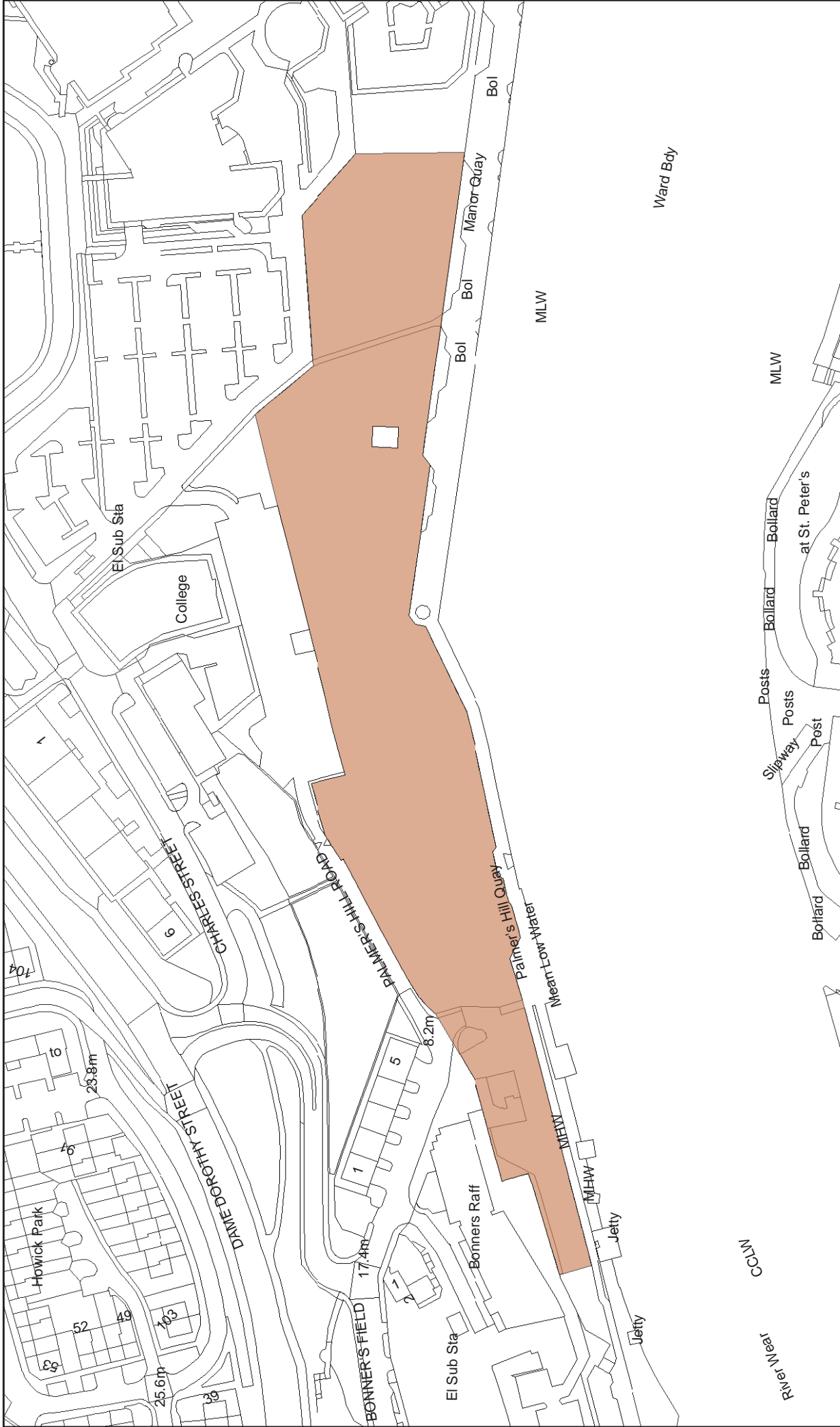
**Achievability:**

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

Medium to high value market area, with modest rates of recent delivery and moderate developer interest. Site specific considerations (landscape, HRA, ecology, biodiversity, archaeology and historic setting mitigation).

## **Deliverability**

**Comment on Deliverability:** University site available for development. Subject to the submission and determination of a detailed planning application and implementation of appropriate mitigation, the site could deliver residential development in the 11-15 year period.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>		
<b>Scheme</b>	<b>Site No 187: Land at - Palmers Hill Road, Bonnersfield</b>		
<b>Contact</b>	North		
<b>Scale</b>	<b>Not to Scale</b>	<b>Date</b>	<b>July 2017</b>
<b>Drawing No.</b>	Revisions		

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SHLAA Ref No:	189	Site Name:	Forster Building, Chester Road
Subarea:	Urban Core		
Ward:	MILLFIELD		
PDL or greenfield:	PDL	Capacity:	15
Sieved site?	No	Site area (HA):	0.57
Included in Supply?	No	Deliverable/Developable:	NCD

### Constraints

The site lies within the City Centre which is regarded as an area of higher landscape value. Site lies within 6km of the coastal wildlife corridor and therefore is subject to HRA. The site lies within a critical drainage area. The site contains a portion of amenity greenspace (verge)

### 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. The site lies within the City Centre which is regarded as an area of higher landscape value. Site lies within 6km of the coastal wildlife corridor and therefore is subject to HRA. The site lies within a critical drainage area. The site contains a portion of amenity greenspace (verge).

#### Availability:

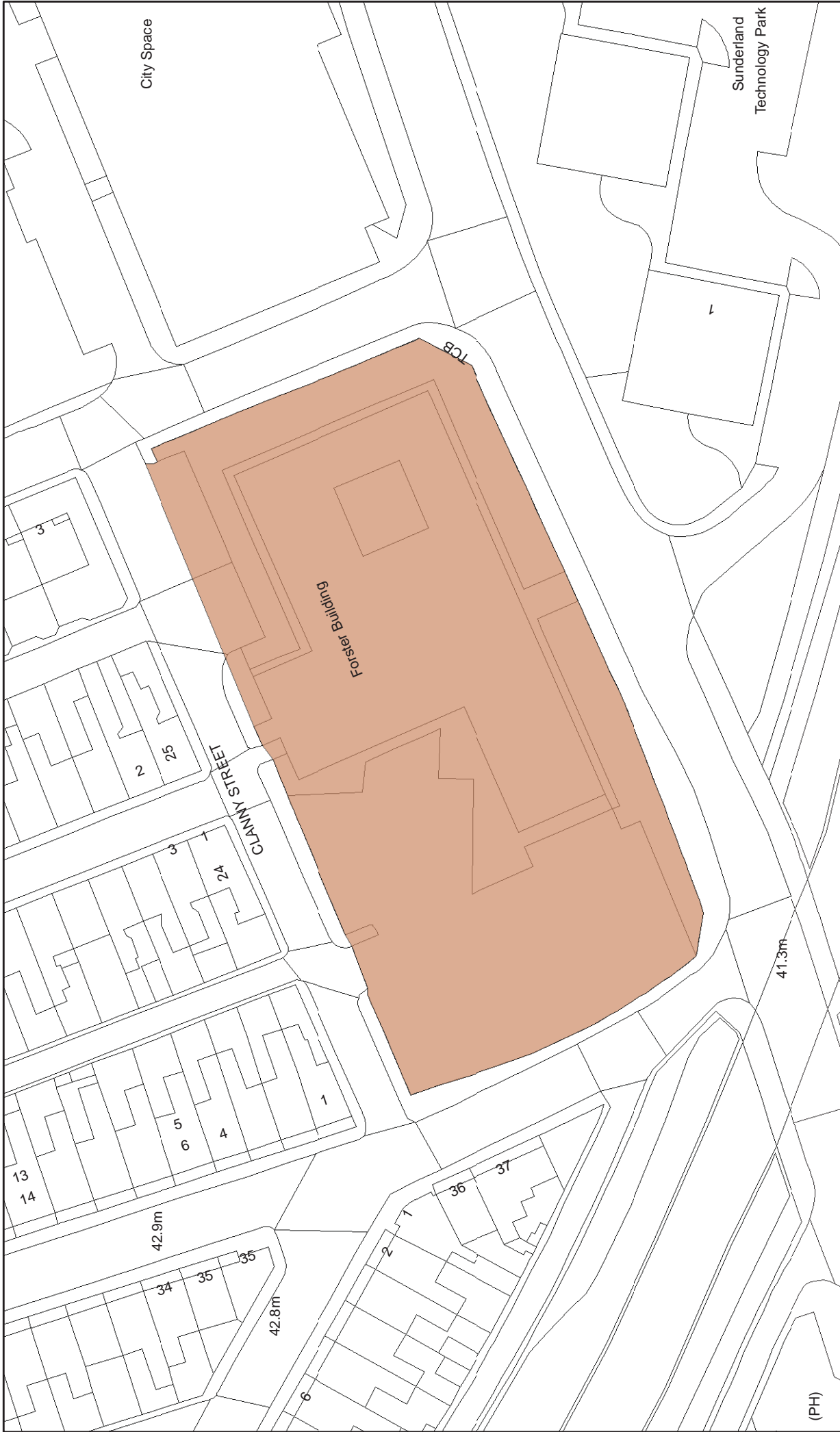
Conclusion on Availability: Not Available  
 Comments on Availability: University building in current operation, therefore not available for development at this point in time. University have indicated that the site could be made available for housing however it is unclear at this point in time, what timescales for marketing.

#### 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 currently available for development at this point in time, although it is acknowledged that it may be made available for development at some point in the future. Should this be the case the site will be reviewed in the context of new information submitted to SCC for consideration. 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.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>		
<b>Scheme</b>	<b>Site No 189: Forster Building, Chester Road</b>		
<b>Contact</b>		<b>Date</b>	<b>July 2017</b>
<b>Scale</b>	<b>Not to Scale</b>		
<b>Drawing No.</b>			<b>Revisions</b>

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SHLAA Ref No:	190	Site Name:	Technology Park, Chester Road
Subarea:	Urban Core		
Ward:	MILLFIELD		
PDL or greenfield:	PDL	Capacity:	18
Sieved site?	No	Site area (HA):	0.67
Included in Supply?	No	Deliverable/Developable:	NCD

### Constraints

The site lies within the city centre which is regarded as an area of higher landscape value. Site is within 6km of coastal wildlife corridor and therefore subject to HRA. Within a critical drainage area.

### 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. The site lies within the city centre which is regarded as an area of higher landscape value. Site is within 6km of coastal wildlife corridor and therefore subject to HRA. Within a critical drainage area.

#### Availability:

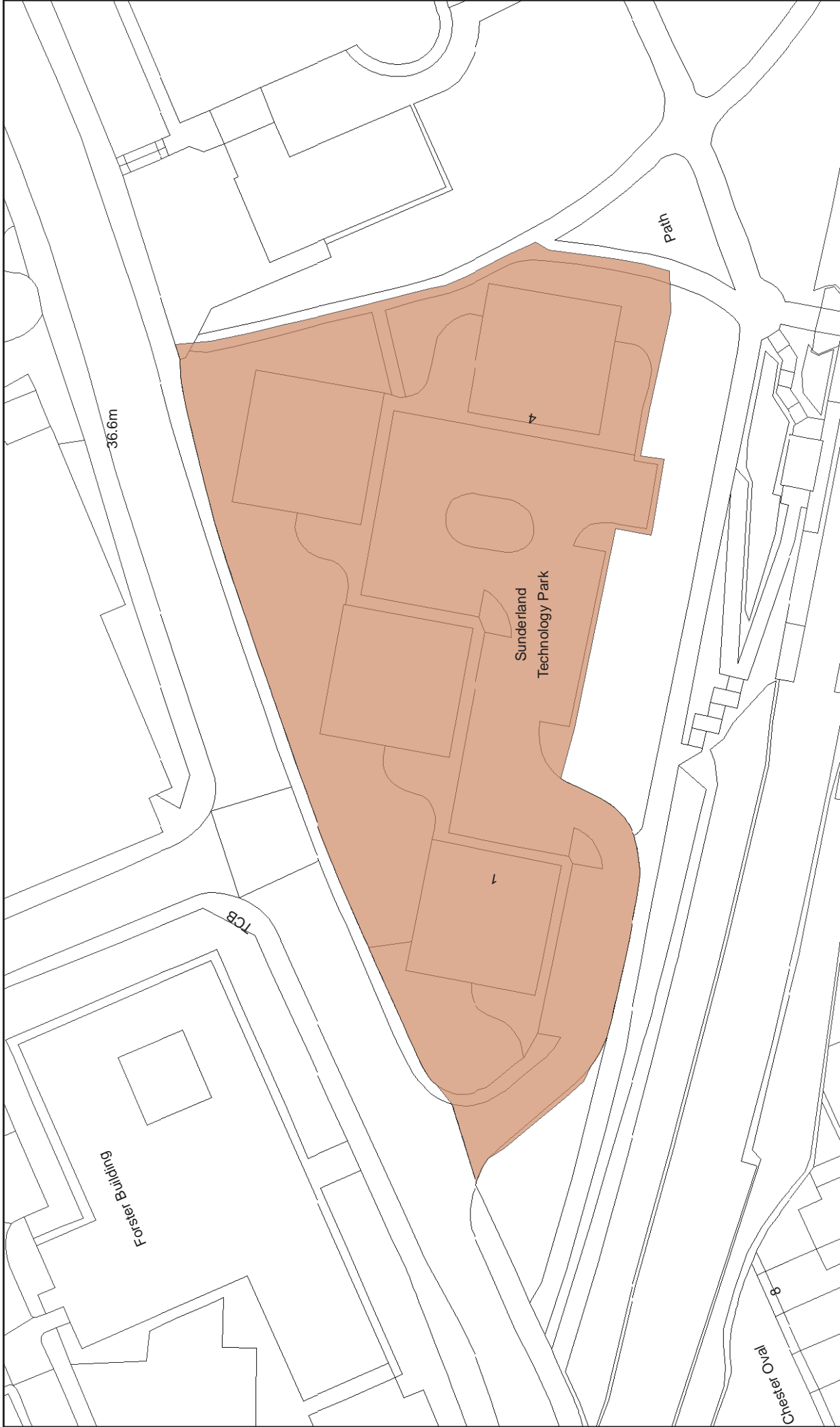
Conclusion on Availability: Not Available  
 Comments on Availability: University Technology Park in current operation, therefore not available for development at this point in time. University have indicated that the site could be made available for housing however it is unclear at this point in time what the timescales are.

#### 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 currently available for development at this point in time, although it is acknowledged that it may be made available for development at some point in the future. Should this be the case the site will be reviewed in the context of new information submitted to SCC for consideration. 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.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>		
<b>Scheme</b>	<b>Site No 190: Technology Park, Chester Road</b>		
<b>Contact</b>			<b>North</b>
<b>Scale</b>	<b>Not to Scale</b>	<b>Date</b>	<b>July 2017</b>
<b>Drawing No.</b>			<b>Revisions</b>

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SHLAA Ref No:	191	Site Name:	Priestman Building, 1-2 Green Terrace
Subarea:	Urban Core		
Ward:	MILLFIELD		
PDL or greenfield:	PDL	Capacity:	11
Sieved site?	No	Site area (HA):	0.40
Included in Supply?	No	Deliverable/Developable:	NCD

### Constraints

The site lies within the city centre which is regarded as an area of higher landscape value. Site lies within 2km of the coastal wildlife corridor and therefore is subject to HRA. Forms part of the Bishopwearmouth Conservation Area and site includes significant historic buildings of townscape importance. Also within settings of Grade II listed buildings. Local archaeological value/historic village. The site lies within the critical drainage area and is partly affected by 1:30 incidence surface water flooding (5%) 1 in 100 (5%) 1 in 1000 (20%).

### 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. The site lies within the city centre which is regarded as an area of higher landscape value. Site lies within 2km of the coastal wildlife corridor and therefore is subject to HRA. Forms part of the Bishopwearmouth Conservation Area and site includes significant historic buildings of townscape importance. Also within settings of Grade II listed buildings. Local archaeological value/historic village. The site lies within the critical drainage area and is partly affected by 1:30 incidence surface water flooding (5%) 1 in 100 (5%) 1 in 1000 (20%).

#### Availability:

Conclusion on Availability: Not Available

Comments on Availability: University building in current operation, therefore not available for development at this point in time. University have indicated that the site could be made available for housing however it is unclear at this point in time, what timescales for marketing

#### Achievability:

Conclusion on Achievability: Not Achievable

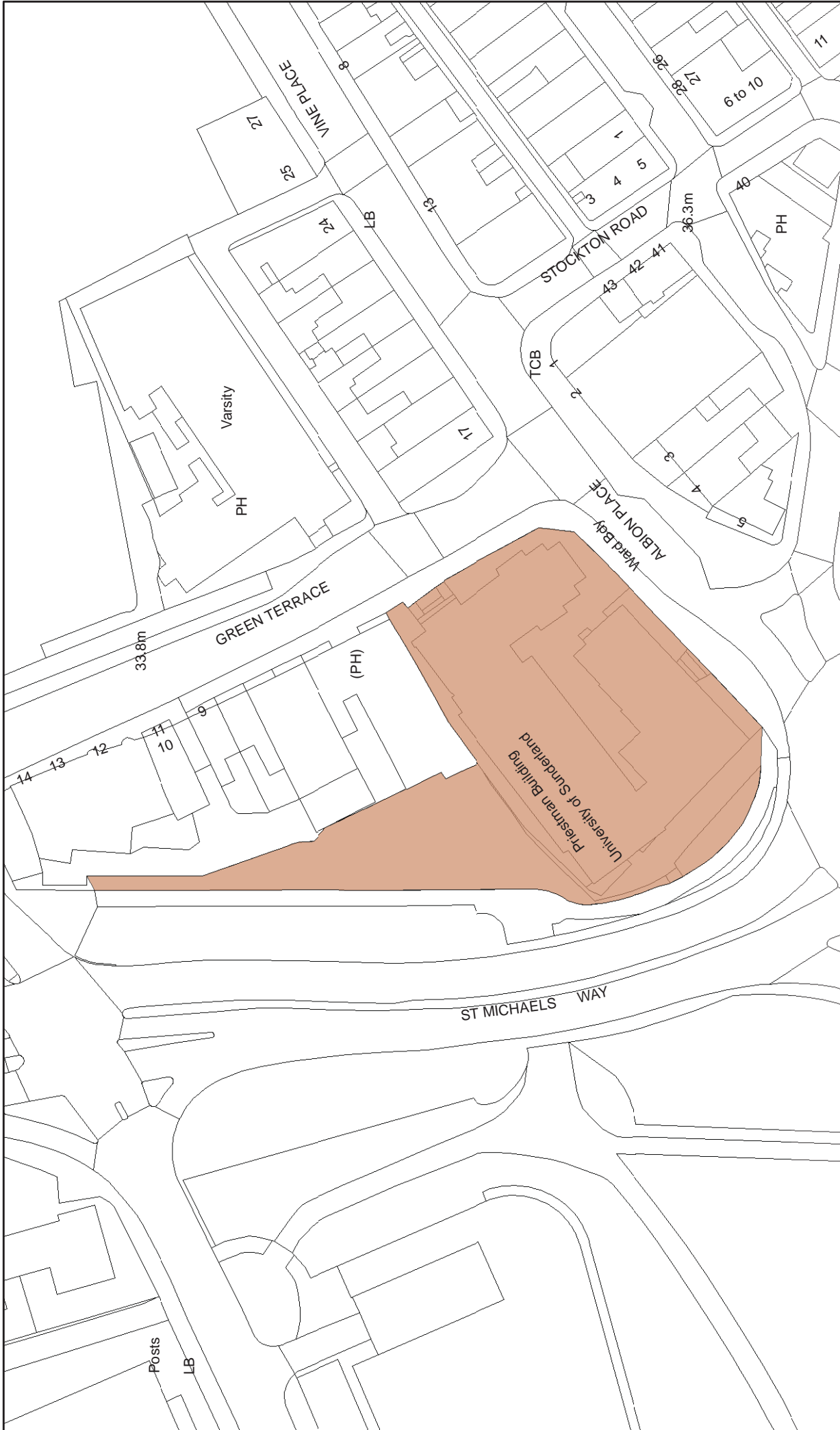
Comment on Achievability: Viability Assessment Typology: Medium Brownfield 15

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 currently available for development at this point in time, although it is acknowledged that it may be made available for development at some point in the future. Should this be the case the site will be reviewed in the context of new information submitted to SCC for consideration. 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	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
Scheme	<b>Site No 191: Priestman Building, 1-2 Green Terrace</b>
Contact	North
Scale	Not to Scale
Date	July 2017
Revisions	

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SHLAA Ref No:	192	Site Name:	Manor Quay
Subarea:	Urban Core		
Ward:	ST PETERS		
PDL or greenfield:	PDL	Capacity:	7
Sieved site?	No	Site area (HA):	0.24
Included in Supply?	No	Deliverable/Developable:	NCD

### Constraints

Site located within a regional wildlife corridor which also serves as a strategic green corridor. Site within a critical drainage area, with incidence of surface water and ground water flooding (<25%).

### 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: Site located within a regional wildlife corridor which also serves as a strategic green corridor. Site within a critical drainage area, with incidence of surface water and ground water flooding (<25%).

#### Availability:

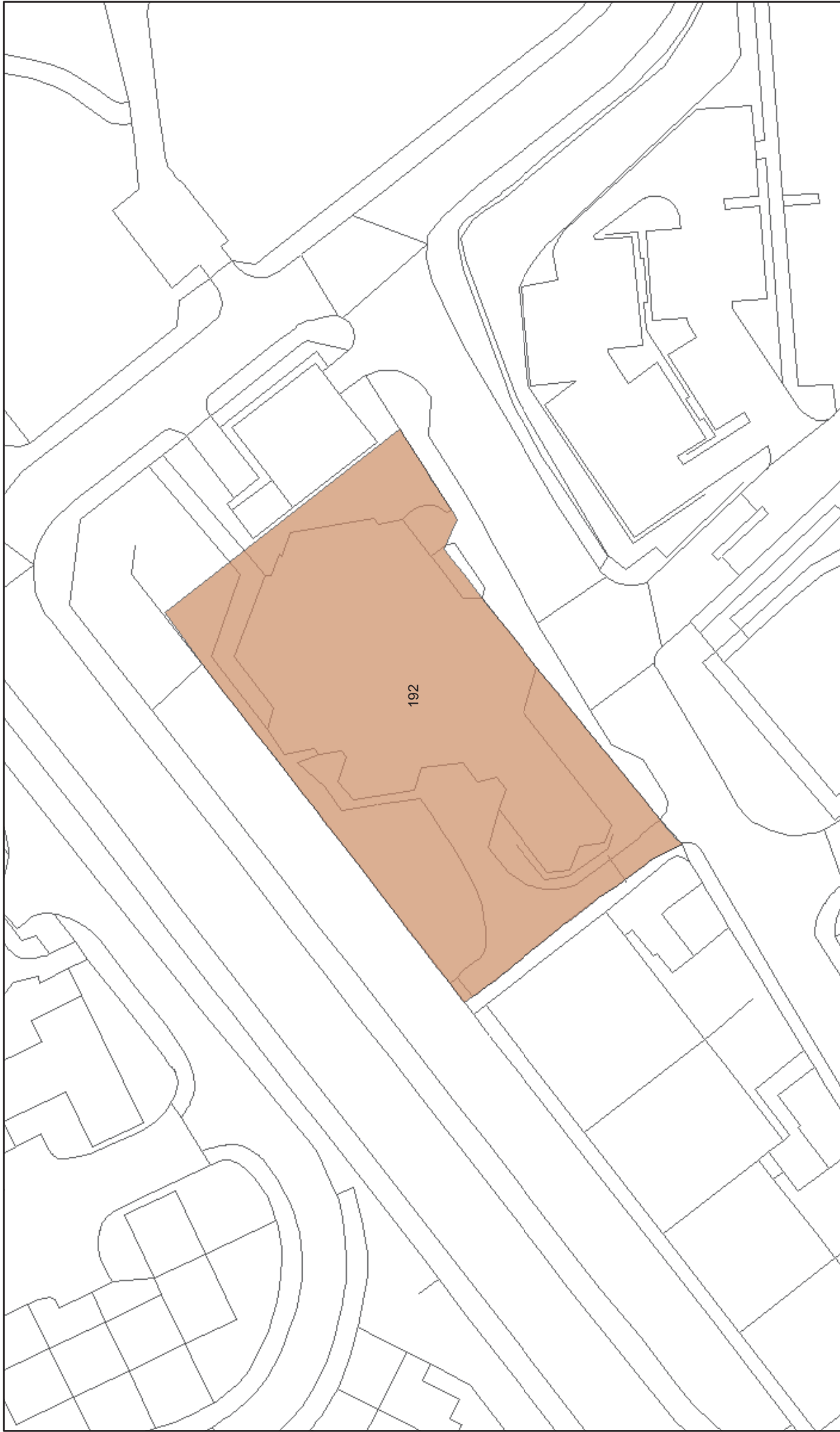
Conclusion on Availability: Not Available  
 Comments on Availability: University building in current operation, therefore not available for development at this point in time. University have indicated that the site is unlikely to be developed for housing at this point in time.

#### 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.

#### Deliverability

Comment on Deliverability: Site is not currently available for development at this point in time. 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.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2018</b>		
<b>Scheme</b>	<b>Site No 192: Manor Quay and Wearbank House</b>		
<b>Contact</b>	<b>Not to Scale</b>	<b>Date</b>	<b>January 2018</b>
<b>Scale</b>			<b>North</b>
<b>Drawing No.</b>			<b>Revisions</b>

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<b>SHLAA Ref No:</b>	<b>264</b>	<b>Site Name:</b>	<b>Land at Scotia Quay, Low Street</b>
<b>Subarea:</b>	<b>Urban Core</b>		
<b>Ward:</b>	<b>HENDON</b>		
<b>PDL or greenfield:</b>	<b>PDL</b>	<b>Capacity:</b>	<b>6</b>
<b>Sieved site?</b>	<b>No</b>	<b>Site area (HA):</b>	<b>0.21</b>
<b>Included in Supply?</b>	<b>No</b>	<b>Deliverable/Developable:</b>	<b>NCD</b>

### **Constraints**

Lies within the River Wear gorge and historic east end - both areas are regarded as high landscape and historic value. Site lies within 2km of the coastal wildlife corridor therefore is subject to HRA. Site forms part of the historic east end riverside, is part of the Old Sunderland Riverside Conservation Area, and is surrounded by Grade II listed buildings - Roseline Warehouse, Bonded Warehouse and Exchange and Exchange Building. It also falls within the wider setting of Grade I listed St Peter's Church/remains Monkwearmouth Anglo Saxon Monastery SAM, Grade II listed Wearmouth Bridge and Grade II listed buildings along High Street East. The site lies within a source protection zone and beside the River Wear. Low incidence potential of groundwater flooding. The site forms part of the River Wear GI corridor.

### **Planning History**

**Present Planning Status:** Permitted – not started  
**Planning App No:** 16/00789/FUL  
**Student Accomodation:** No  
**Extra Care/Sheltered Accom (self contained units):** No

### **Planning History 2**

### **Completions 2015/16 until 2032/33 figures**

#### **Prior to**

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

<b>2024/25:</b>	<b>2025/26:</b>	<b>2026/27:</b>	<b>2027/28:</b>	<b>2028/29:</b>	<b>2029/30:</b>	<b>2030/31:</b>	<b>2031/32:</b>	<b>2032/33:</b>	<b>Beyond 2032/33:</b>
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**Under Construction:** No  
**Units Completed:** 0

### **Assessment Information**

#### **Suitability:**

**Conclusion on Suitability:** Suitable

**Comments on Suitability:** Mitigation required. Lies within the River Wear gorge and historic east end - both areas are regarded as high landscape and historic value. Site lies within 2km of the coastal wildlife corridor therefore is subject to HRA. Site forms part of the historic east end riverside, is part of the Old Sunderland Riverside Conservation Area, and is surrounded by Grade II listed buildings - Roseline Warehouse, Bonded Warehouse and Exchange and Exchange Building. It also falls within the wider setting of Grade I listed St Peter's Church/remains Monkwearmouth Anglo Saxon Monastery SAM, Grade II listed Wearmouth Bridge and Grade II listed buildings along High Street East. The site lies within a source protection zone and beside the River Wear. Low incidence potential of groundwater flooding. The site forms part of the River Wear GI corridor.

#### **Availability:**

**Conclusion on Availability:** Not Available

**Comments on Availability:** Site is not available for housing. Application approved for office development.

#### **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. The site would require significant mitigation if it were to be developed. Issues such as landscape, biodiversity and historic environment would need to be resolved.

**Deliverability**

**Comment on Deliverability:** Site is no longer available and achievability discounts this site from Sunderland's housing supply.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
<b>Scheme</b>	<b>Site No 264: Land at Scotia Quay, Low Street</b>
<b>Contact</b>	<b>North</b>
<b>Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>July 2017</b>
<b>Drawing No.</b>	<b>Revisions</b>

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SHLAA Ref No:	282	Site Name:	Land at High Street East
Subarea:	Urban Core		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	15
Sieved site?	No	Site area (HA):	0.34
Included in Supply?	No	Deliverable/Developable:	NCD

### Constraints

The site lies within the River Wear Gorge and historic East End - both areas are regarded as higher landscape and historic value. Site lies within 2km of the coastal wildlife corridor and therefore subject to HRA. The site also forms part of the strategic wildlife corridor. Site forms part of the historic east end riverside, is part of the Old Sunderland Riverside Conservation Area, and is surrounded by Grade II listed buildings - Roeline Warehouse, Bonded Warehouse and Exchange and Exchange Building. It also falls within the wider setting of Grade I listed St Peter's Church/remains Monkwearmouth Anglo Saxon Monastery SAM, Grade II listed Wearmouth Bridge and Grade II listed buildings along High Streets East. The site lies within a source protection zone. Low incidence potential of groundwater flooding. The site partly provides natural greenspace, and forms part of the River Wear GI corridor.

### 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. The site lies within the River Wear Gorge and historic East End - both areas are regarded as higher landscape and historic value. Site lies within 2km of the coastal wildlife corridor and therefore subject to HRA. The site also forms part of the strategic wildlife corridor. Site forms part of the historic east end riverside, is part of the Old Sunderland Riverside Conservation Area, and is surrounded by Grade II listed buildings - Roeline Warehouse, Bonded Warehouse and Exchange Building. It also falls within the wider setting of Grade I listed St Peter's Church/remains Monkwearmouth Anglo Saxon Monastery SAM, Grade II listed Wearmouth Bridge and Grade II listed buildings along High Streets East. The site lies within a source protection zone. Low incidence potential of groundwater flooding. The site partly provides natural greenspace, and forms part of the River Wear GI corridor. Potential for sensitive conversion of existing Grade II listed building and new build opportunity.

#### Availability:

Conclusion on Availability: Not Available

Comments on Availability: Part of site currently in operational use as a licensed premises (Quayside Exchange). Not available at this point in time.

#### Achievability:

Conclusion on Achievability: Not Achievable

**Comment on Achievability:**

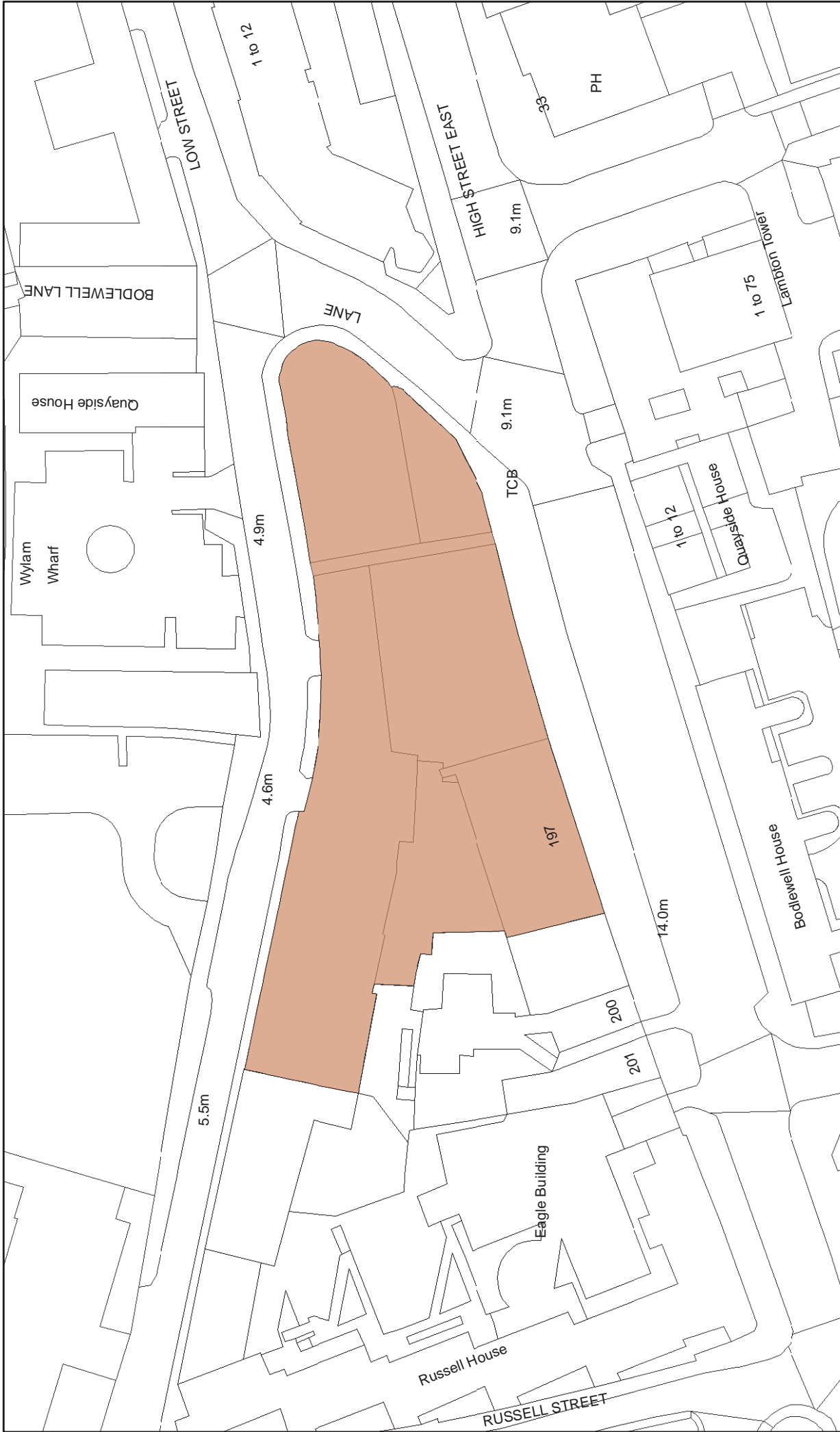
Viability Assessment Typology: Medium Brownfield 15

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. There are some issues that will require significant mitigation and may make the development of the site unachievable including landscape, biodiversity and historic environment.

**Deliverability**

**Comment on Deliverability:**

The site has potential for sensitive conversion of existing Grade II listed building and new build opportunity, subject to mitigation of biodiversity, ecology, historical landscape and conservation constraints. However part of the site is currently in operational use as a licensed premises (Quayside Exchange) and is therefore unavailable. In addition the multiple constraints to development that would require mitigation, coupled with the potential costs of demolition, remediation and development of the site may render this site unviable at this point in time.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2017
Contact	Site No 282: Land at High Street East
Scale	Not to Scale
Date	July 2017
North	North
Revisions	

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<b>SHLAA Ref No:</b>	<b>362</b>	<b>Site Name:</b>	<b>Bonner's Field Industrial Units, Bonnersfield Road</b>
<b>Subarea:</b>	<b>Urban Core</b>		
<b>Ward:</b>	<b>ST PETERS</b>		
<b>PDL or greenfield:</b>	<b>Mixed (50/50)</b>	<b>Capacity:</b>	<b>40</b>
<b>Sieved site?</b>	<b>No</b>	<b>Site area (HA):</b>	<b>0.32</b>
<b>Included in Supply?</b>	<b>Yes</b>	<b>Deliverable/Developable:</b>	<b>1-5 years</b>

### Constraints

Historic riverside industrial landscape, Magnesian Limestone gorge and views from and setting of the listed Wearmouth Bridge. The site forms part of the River Wear corridor and priority species have been found in the proximity of the site. The site lies within the wider setting of the Grade I listed St Peter's Church and the remains of Monkwearmouth Anglo-Saxon Monastery, a Scheduled Ancient Monument and a site of exceptional archaeological importance. It is also situated in close proximity to and within the immediate vicinity of the Grade II listed Monkwearmouth Bridge and Railway Bridge. The site lies on a steep slope and there are possible contamination issues due to previous uses. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding.

### Planning History

**Present Planning Status:** Permitted – not started  
**Planning App No:** 16/02247/FUL  
**Student Accommodation:** No  
**Extra Care/Sheltered Accom (self contained units):** No

### Planning History 2

### Completions 2015/16 until 2032/33 figures

<b>Prior to</b>										
<b>15/16:</b>	<b>2015/16:</b>	<b>2016/17:</b>	<b>2017/18:</b>	<b>2018/19:</b>	<b>2019/20:</b>	<b>2020/21:</b>	<b>2021/22:</b>	<b>2022/23:</b>	<b>2023/24:</b>	
						40				
<b>2024/25:</b>	<b>2025/26:</b>	<b>2026/27:</b>	<b>2027/28:</b>	<b>2028/29:</b>	<b>2029/30:</b>	<b>2030/31:</b>	<b>2031/32:</b>	<b>2032/33:</b>	<b>Beyond 2032/33:</b>	

**Under Construction:** No  
**Units Completed:** 0

### Assessment Information

#### Suitability:

**Conclusion on Suitability:** Suitable

**Comments on Suitability:** Historic riverside industrial landscape, Magnesian Limestone gorge and views from and setting of the listed Wearmouth Bridge. The site forms part of the River Wear corridor and priority species have been found in the proximity of the site. The site lies within the wider setting of the Grade I listed St Peter's Church and the remains of Monkwearmouth Anglo-Saxon Monastery, a Scheduled Ancient Monument and a site of exceptional archaeological importance. It is also situated in close proximity to and within the immediate vicinity of the Grade II listed Monkwearmouth Bridge and Railway Bridge. The site lies on a steep slope and there are possible contamination issues due to previous uses. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding.  
 Site suitability established through grant of planning consent.

#### Availability:

**Conclusion on Availability:** Available

**Comments on Availability:** No known constraints to availability at this point in time. Established through grant of planning consent.

#### Achievability:

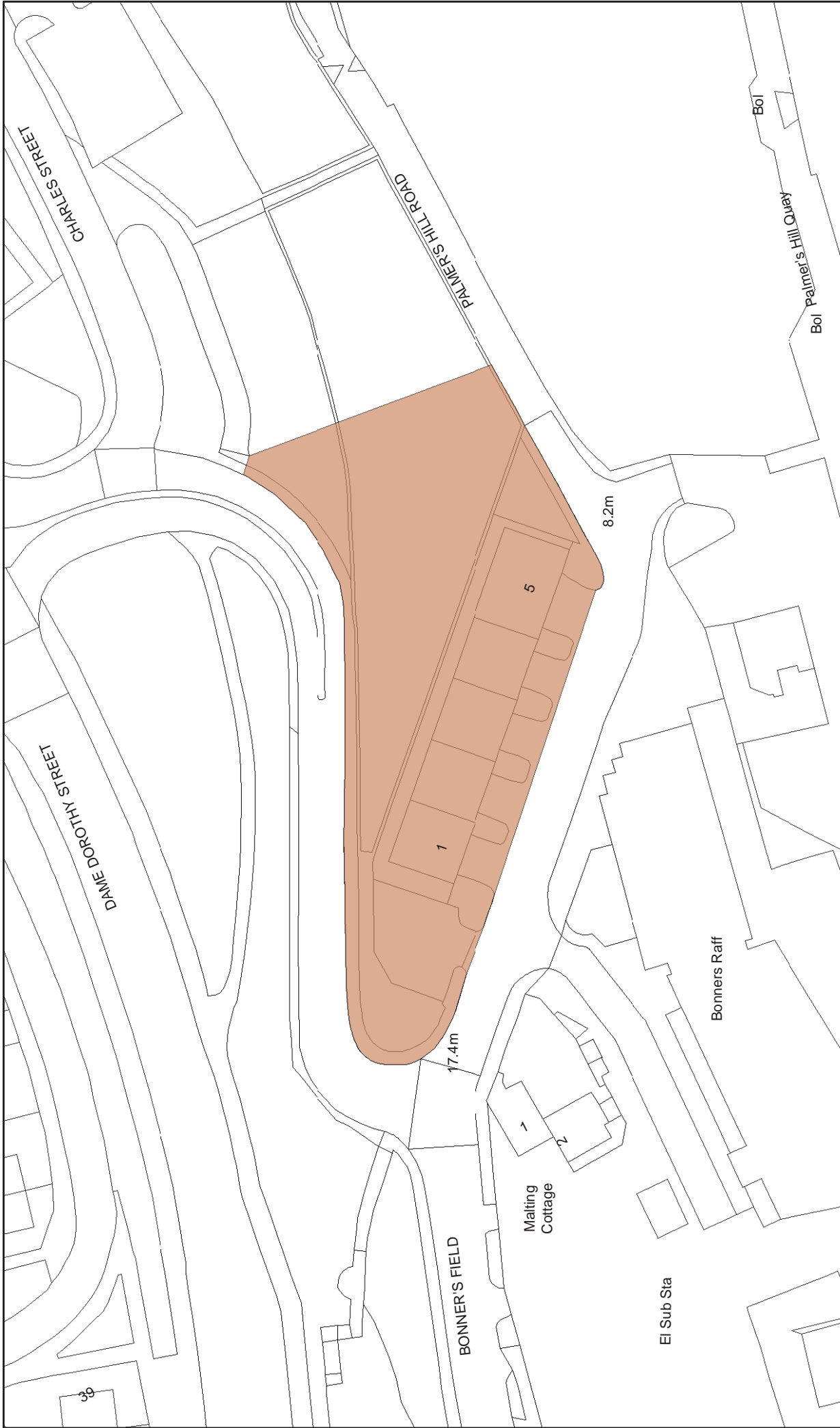
**Conclusion on Achievability:** Achievable


**Comment on Achievability:** Viability Assessment Typology: Urban Flats 75

Site achievability established through grant of planning consent.

## **Deliverability**

**Comment on Deliverability:** Site has planning permission for 363 units, of which 323 units for students and 40 young professional units. As such 40 units set out as deliverable within years 1-5. (Student accommodation info set out within 362B ref no.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
<b>Scheme</b>	<b>Site No 362: Bonner's Field Industrial Units, Bonnersfield Road</b>
<b>Contact</b>	
<b>Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>July 2017</b>
<b>North</b>	
<b>Revisions</b>	

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SHLAA Ref No:	373	Site Name:	Gill Bridge Police Station, Gillbridge Avenue
Subarea:	Urban Core		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	14
Sieved site?	No	Site area (HA):	0.42
Included in Supply?	No	Deliverable/Developable:	NCD

### Constraints

The site lies within the city centre which is regarded to be of higher landscape and historic value. Site lies within 2km of coastal wildlife corridor and therefore is subject to HRA. On edge of Bishopwearmouth Conservation Area, adjacent grade II listed Magistrates Courts and wider settings of listed buildings in Bishopwearmouth Archaeological Interest as within former medieval village of Bishopwearmouth. The site lies within a critical drainage area. Low incidence of potential groundwater flooding. Site contains a small amount of amenity greenspace and lies in proximity to Keel Square public realm.

### 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. The site lies within the city centre which is regarded to be of higher landscape and historic value. Site lies within 2km of coastal wildlife corridor and therefore is subject to HRA. On edge of Bishopwearmouth Conservation Area, adjacent grade II listed Magistrates Courts and wider settings of listed buildings in Bishopwearmouth Archaeological Interest as within former medieval village of Bishopwearmouth. The site lies within a critical drainage area. Low incidence of potential groundwater flooding. Site contains a small amount of amenity greenspace and lies in proximity to Keel Square public realm.

#### Availability:

Conclusion on Availability: Available

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

#### Achievability:

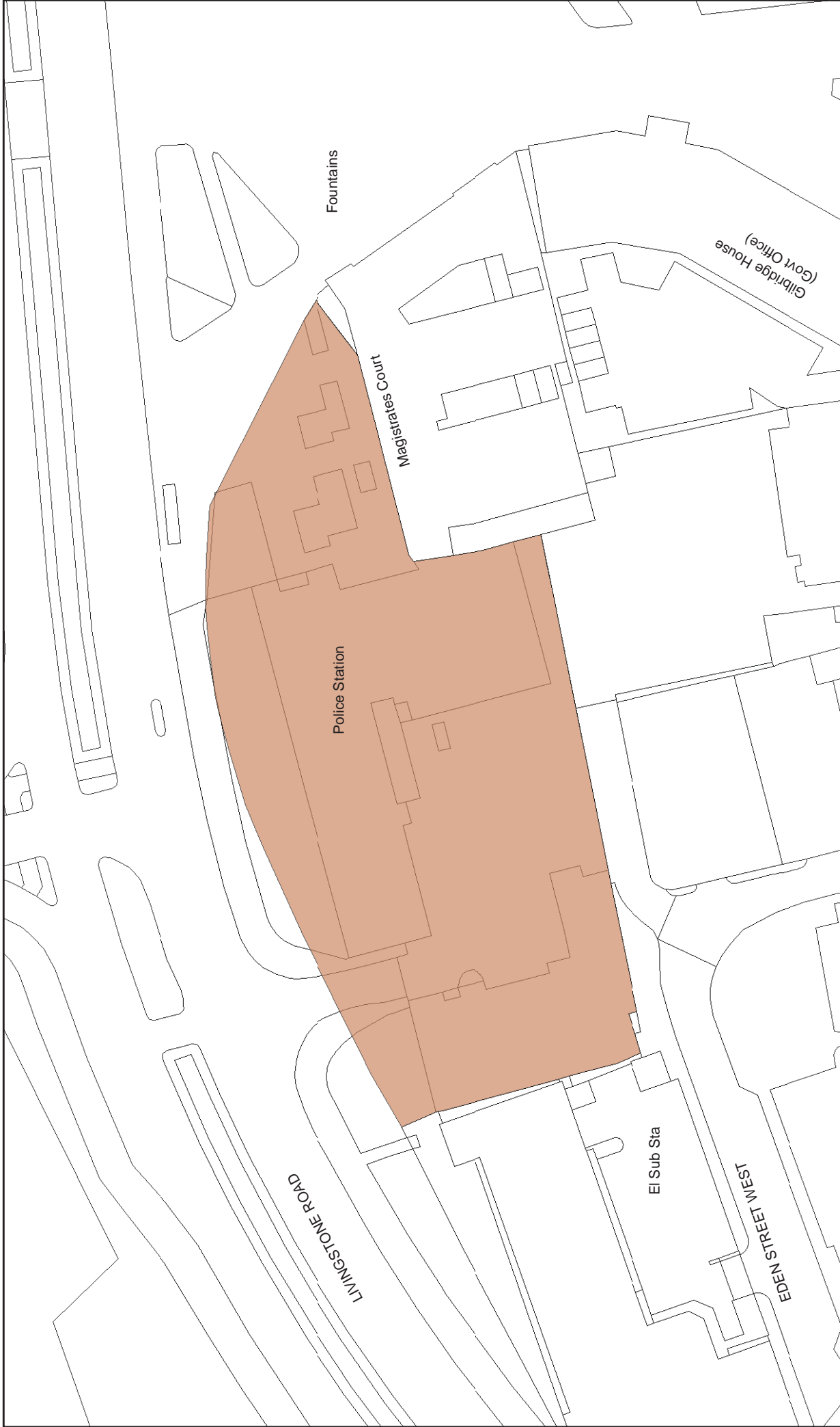
Conclusion on Achievability: Not Achievable

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



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>		
<b>Scheme</b>	<b>Site No 373: Bill Bridge Police Station, Gillbridge Avenue</b>		
<b>Contact</b>			<b>North</b>
<b>Scale</b>	<b>Not to Scale</b>	<b>Date</b>	<b>July 2017</b>
<b>Drawing No.</b>			<b>Revisions</b>

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SHLAA Ref No:	395	Site Name:	Tatham Street Car Park, Sunnyside
Subarea:	Urban Core		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	9
Sieved site?	No	Site area (HA):	0.31
Included in Supply?	No	Deliverable/Developable:	NCD

### Constraints

Site lies within 2km of coastal wildlife corridor therefore is subject to HRA.

### 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: Car park currently in use. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. Mitigation 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 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.

#### 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	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>		
Scheme	<b>Site No 395: Tatham Street Car Park, Sunnyside</b>		
Contact	North	Date	July 2017
Scale	Not to Scale		
Drawing No.	Revisions		

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SHLAA Ref No:	429	Site Name:	170-175 High Street West
Subarea:	Urban Core		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	5
Sieved site?	No	Site area (HA):	0.07
Included in Supply?	No	Deliverable/Developable:	NCD

### Constraints

Site lies within the city centre which is regarded as an area of higher landscape value. Site lies within 2km of the coastal wildlife corridor therefore subject to HRA. The site incorporates 2 Grade II listed buildings and lies within Old Sunderland Riverside Conservation Area, and the setting of surrounding Grade II listed buildings. Site lies within a source protection zone. 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: Suitable

Comments on Suitability: Mitigation required. Site lies within the city centre which is regarded as an area of higher landscape value. Site lies within 2km of the coastal wildlife corridor therefore subject to HRA. The site incorporates 2 Grade II listed buildings and lies within Old Sunderland Riverside Conservation Area, and the setting of surrounding Grade II listed buildings. Site lies within a source protection zone. 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:

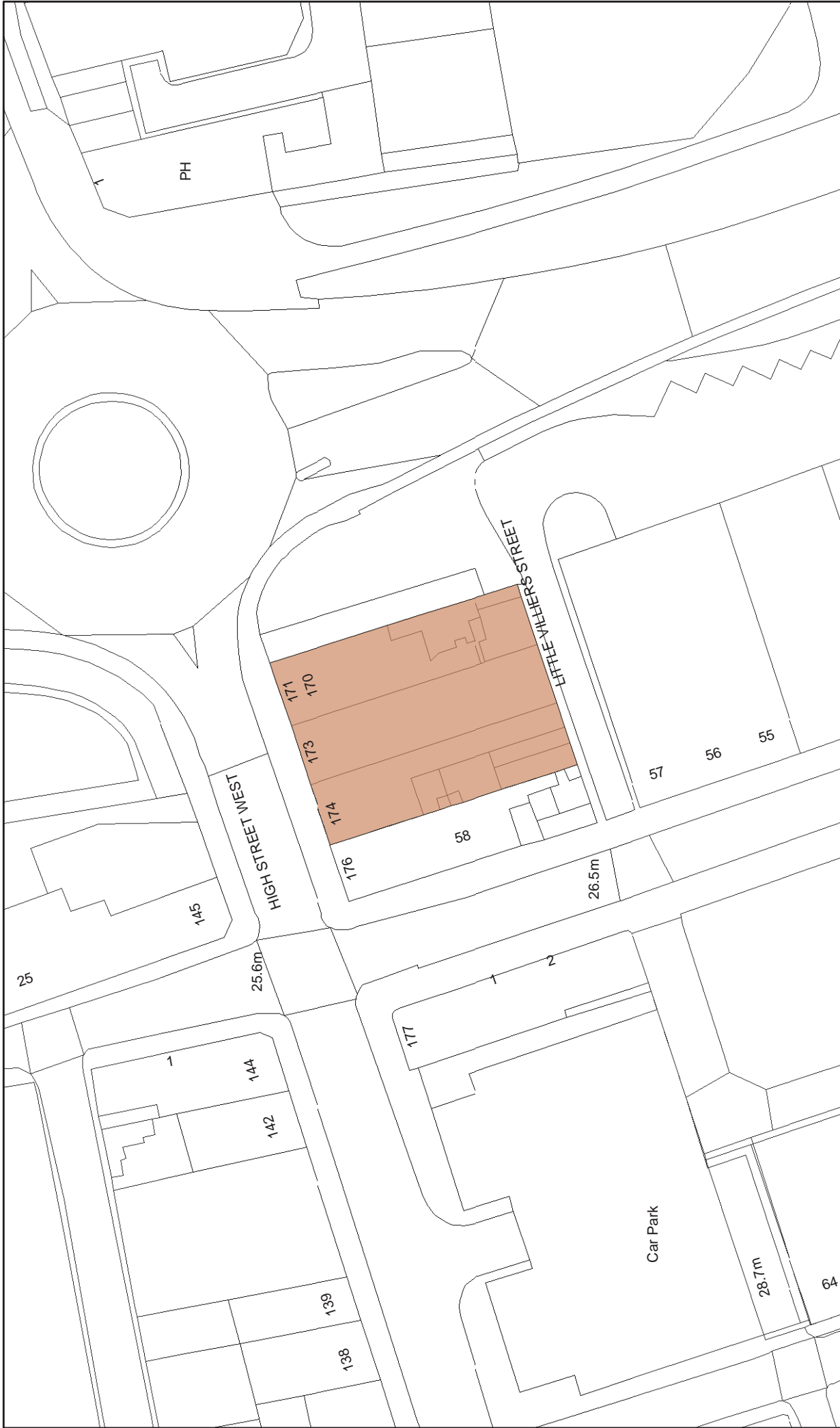
Conclusion on Achievability: Not Achievable


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. Abnormals: Grade II listed building in dilapidated condition, within conservation area.

#### 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.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
<b>Scheme</b>	<b>Site No 429: 170-175 High Street West</b>
<b>Contact</b>	
<b>Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>July 2017</b>
<b>North</b>	
<b>Revisions</b>	

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SHLAA Ref No:	484	Site Name:	1-5 Hudson Road
Subarea:	Urban Core		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	10
Sieved site?	No	Site area (HA):	0.06
Included in Supply?	No	Deliverable/Developable:	NCD

### Constraints

Site lies within 2km of coastal wildlife corridor therefore subject to HRA.

### Planning History

Present Planning Status: Completed  
 Planning App No: 12/02220/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:
		1	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: Mitigation required. Site lies within 2km of coastal wildlife corridor therefore subject to HRA.

#### Availability:

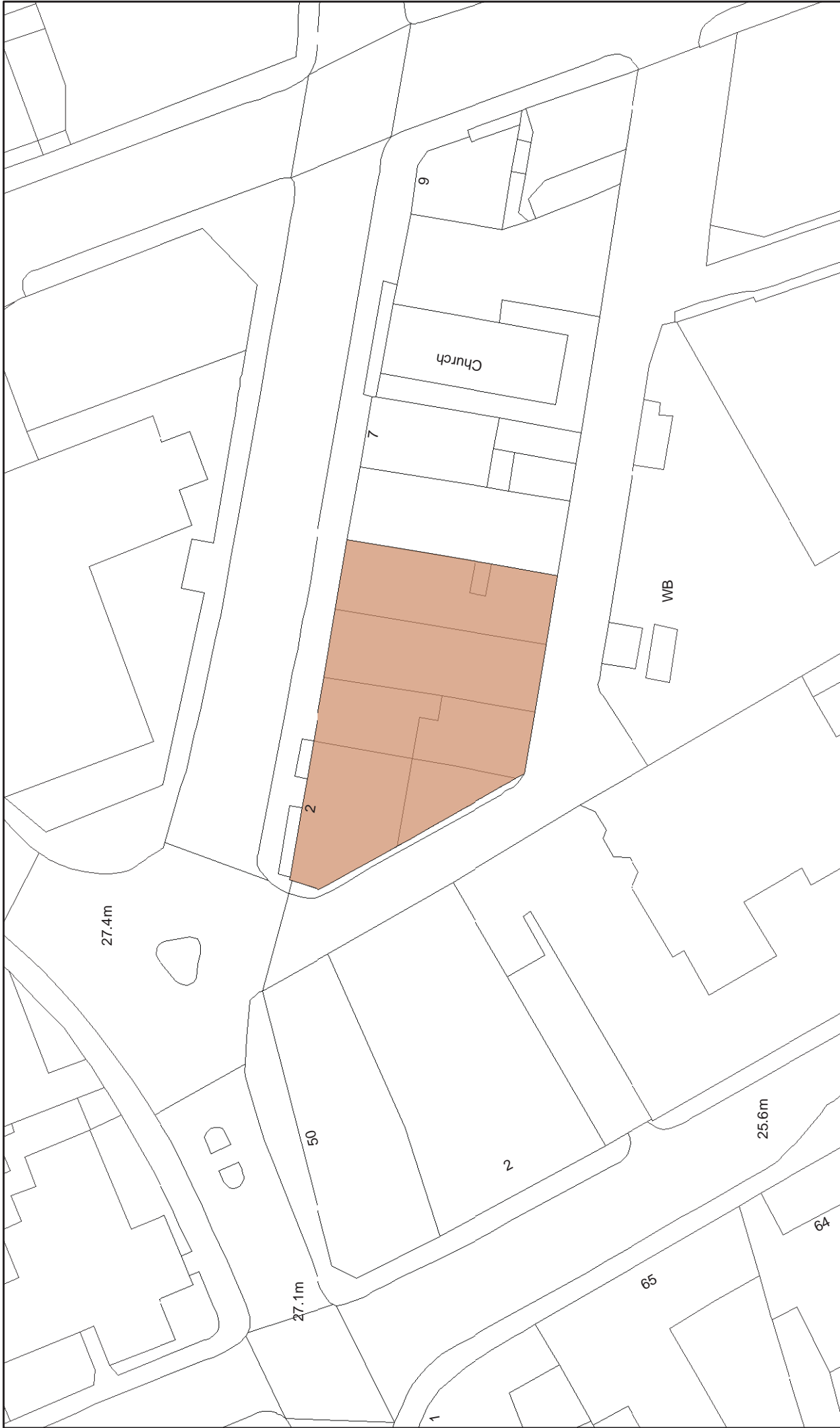
Conclusion on Availability: Available  
 Comments on Availability: No known constraints to availability at this point in time.

#### Achievability:

Conclusion on Achievability: Achievable  
 Comment on Achievability: Planning permission in place  
 Viability Assessment Typology: Single Plot Brown  
 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: The site is considered deliverable following the grant of planning permission.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
<b>Scheme</b>	<b>Site No 484: 1-5 Hudson Road</b>
<b>Contact</b>	<b>North</b>
<b>Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>July 2017</b>
<b>Drawing No.</b>	<b>Revisions</b>

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<b>SHLAA Ref No:</b>	<b>496</b>	<b>Site Name:</b>	<b>Allen House, Scotia Quay</b>
<b>Subarea:</b>	<b>Urban Core</b>		
<b>Ward:</b>	<b>HENDON</b>		
<b>PDL or greenfield:</b>	<b>PDL</b>	<b>Capacity:</b>	<b>40</b>
<b>Sieved site?</b>	<b>No</b>	<b>Site area (HA):</b>	<b>0.61</b>
<b>Included in Supply?</b>	<b>No</b>	<b>Deliverable/Developable:</b>	<b>NCD</b>

### **Constraints**

Site lies within the River Wear Gorge and historic East End - both areas are regarded as higher landscape value and historic value. The site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site also forms part of the strategic wildlife corridor along the River Wear. The site forms part of the historic East End riverside, is part of the Old Sunderland Conservation Area, and is within settings of grade II listed Wearmouth Bridge and grade II buildings along Low Row and High St East. It also falls within the wider setting of grade I listed St Peter's Church/ remains of Monkwearmouth Anglo Saxon Monastery SAM. The site lies within a source protection zone and adjoins the River Wear. Low incidence potential of groundwater flooding. Site forms part of the River Wear GI corridor.

### **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:** Suitable

**Comments on Suitability:** Mitigation required. Site lies within the River Wear Gorge and historic East End - both areas are regarded as higher landscape value and historic value. The site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site also forms part of the strategic wildlife corridor along the River Wear. The site forms part of the historic East End riverside, is part of the Old Sunderland Conservation Area, and is within settings of grade II listed Wearmouth Bridge and grade II buildings along Low Row and High St East. It also falls within the wider setting of grade I listed St Peter's Church/ remains of Monkwearmouth Anglo Saxon Monastery SAM. The site lies within a source protection zone and adjoins the River Wear. Low incidence potential of groundwater flooding. Site forms part of the River Wear GI corridor.

#### **Availability:**

**Conclusion on Availability:** Not Available

**Comments on Availability:** Site currently in use for student accommodation and businesses. Expiry of leasehold interest in Sep 2028. Potential delivery post 2028 subject to acquisition of planning permission.

#### **Achievability:**

**Conclusion on Achievability:** Not Achievable

**Comment on Achievability:** Viability Assessment Typology: Large Brownfield 60

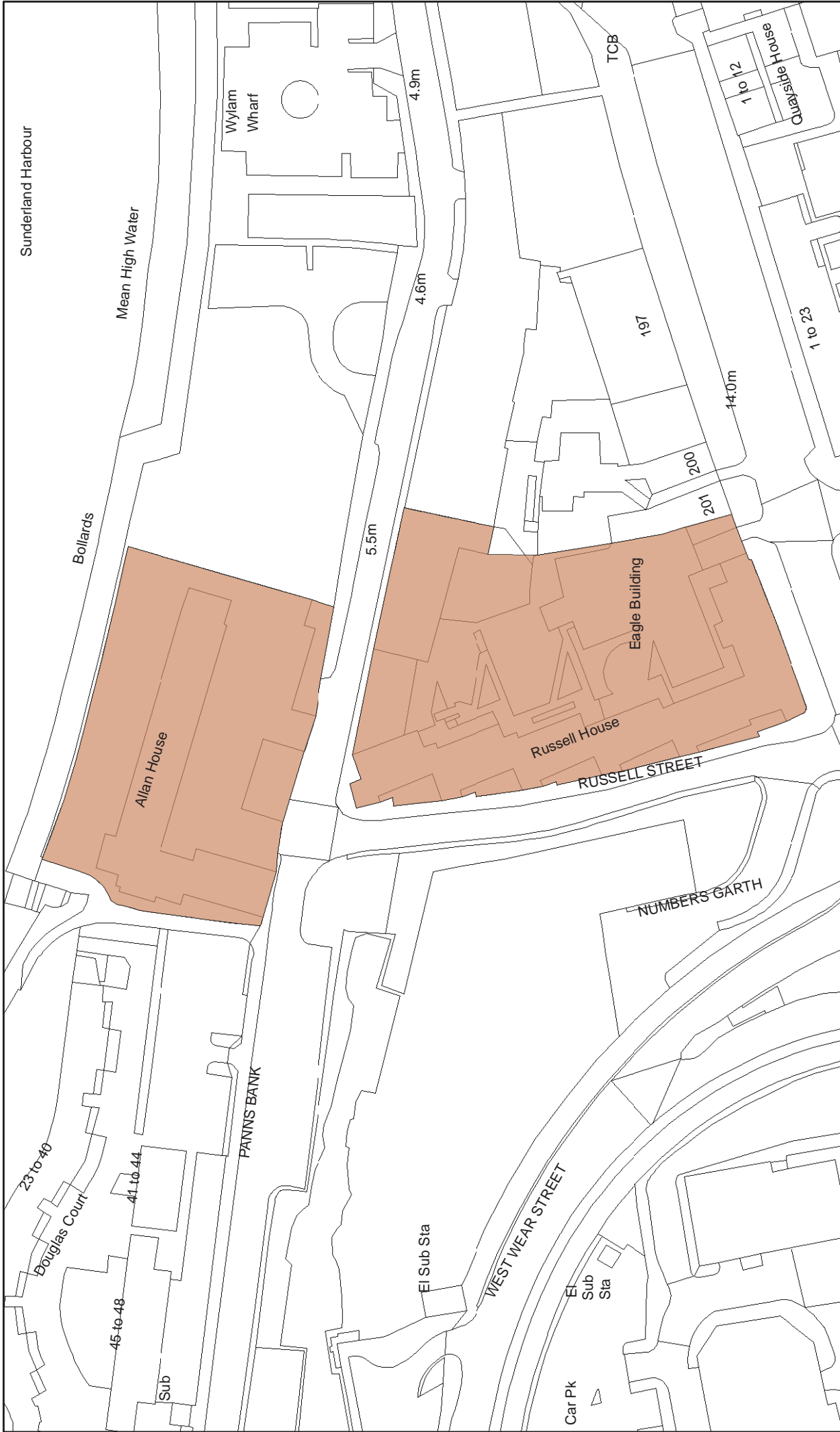
Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. There are some issues which would require significant mitigation which may make the development of the site unachievable. These include landscape, biodiversity and historic environment.

## **Deliverability**

### **Comment on Deliverability:**

Site potentially suitable, subject to sufficient mitigation of biodiversity, ecology, historical landscape and conservation constraints. However, University indicated that the leasehold interest for the site expires in September 2028. Therefore at this point in time the site is unavailable but may become available at the back end of the 11-15 year period. Factoring in time for collation, submission and determination of a planning application and then site demolition, remediation and preparation timescales, delivery is unlikely until year 16 or 17. Due to the previously developed nature of the site and the constraints identified, there may be abnormal costs to development which may compromise the sites viability and deliverability at this point in time.





Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 496: Allen House, Scotia Quay
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	497	Site Name:	Panns Bank
Subarea:	Urban Core		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	60
Sieved site?	No	Site area (HA):	1.04
Included in Supply?	No	Deliverable/Developable:	NCD

### Constraints

Site lies within the River Wear Gorge and historic East End - both areas are regarded as higher landscape value and historic value. The site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site also forms part of the strategic wildlife corridor along the River Wear. The site forms part of the historic East End riverside, is part of the Old Sunderland Conservation Area, and is within settings of grade II listed Wearmouth Bridge and grade II buildings along Low Row and High St East. It also falls within the wider setting of grade I listed St Peter's Church/ remains of Monkwearmouth Anglo Saxon Monastery SAM. The site lies within a source protection zone and adjoins the River Wear. Low incidence potential of groundwater flooding. Site forms part of the River Wear GI 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. Site lies within the River Wear Gorge and historic East End - both areas are regarded as higher landscape value and historic value. The site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site also forms part of the strategic wildlife corridor along the River Wear. The site forms part of the historic East End riverside, is part of the Old Sunderland Conservation Area, and is within settings of grade II listed Wearmouth Bridge and grade II buildings along Low Row and High St East. It also falls within the wider setting of grade I listed St Peter's Church/ remains of Monkwearmouth Anglo Saxon Monastery SAM. The site lies within a source protection zone and adjoins the River Wear. Low incidence potential of groundwater flooding. Site forms part of the River Wear GI corridor.

#### Availability:

Conclusion on Availability: Not Available

Comments on Availability: Site currently in use for student accommodation. Expiry of leasehold interest in Sep 2024. Potential availability from 2024 onwards subject to acquisition of planning permission.

#### Achievability:

Conclusion on Achievability: Not Achievable

**Comment on Achievability:**

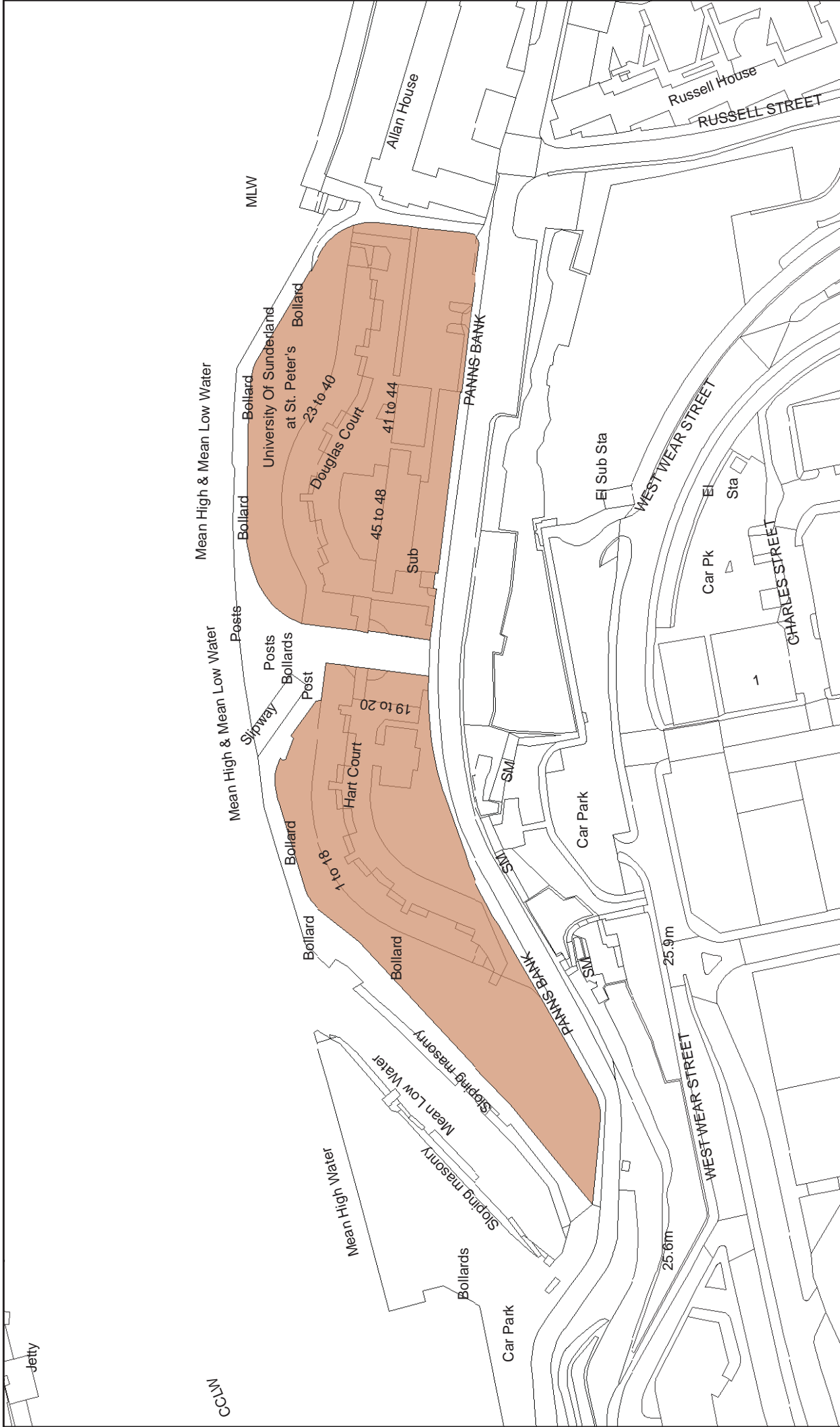
Viability Assessment Typology: Large Brownfield 50

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 would make development of the site unachievable including landscape, biodiversity and historic environment. The site is also occupied by student accommodation

**Deliverability**

**Comment on Deliverability:**

Site potentially suitable, subject to sufficient mitigation of biodiversity, ecology, historical landscape and conservation constraints. However, University indicated that the leasehold interest for the site expires in September 2024. Therefore at this point in time the site is unavailable but may become available at the end of the 6-10 year period. Factoring in time for collation, submission and determination of a planning application and then site demolition, remediation and preparation timescales, delivery is unlikely until the period 11-15 years. Due to the previously developed nature of the site and the constraints identified, there may be abnormal costs to development which may compromise the site's viability and deliverability at this point in time.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>		
<b>Scheme</b>	<b>Site No 497: Panms Bank</b>		
<b>Contact</b>		<b>Date</b>	<b>July 2017</b>
<b>Scale</b>	<b>Not to Scale</b>		
<b>Drawing No.</b>		<b>North</b>	
			<b>Revisions</b>

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SHLAA Ref No:	649	Site Name:	The Arches, Easington Street (Stadium Village Site F)
Subarea:	Urban Core		
Ward:	SOUTHWICK		
PDL or greenfield:	PDL	Capacity:	5
Sieved site?	No	Site area (HA):	0.33
Included in Supply?	No	Deliverable/Developable:	NCD

### Constraints

The site forms part of the coal staithes linked to Wearmouth Colliery. Within 2km of coast, therefore subject to HRA. The site forms the edge of the River Wear wildlife and GI corridor lying in close proximity to a LWS and with priority species in the vicinity of the site. The Arches form part of the Grade II listed former NEER stables and is within the wider setting of the Grade II listed Wearmouth Road and Rail Bridges. Lies within a Critical Drainage Area with 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: Mitigation required. PDL site occupies a central location and a highly visible strategic position. The site is currently allocated for mixed use development. Historic riverside landscape, coal mining, coal staithes/ shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre. Within 2km of coast, therefore subject to HRA. The site forms part of the River Wear wildlife and GI corridor and lies adjacent to a LWS, there is evidence of priority species (including breeding birds) in the area. Site of former Wearmouth Colliery and associated industrial heritage including Grade II listed former NEER stables. Pylons affect the south west corner of the site.

#### Availability:

Conclusion on Availability: Not Available

Comments on Availability: Site currently in operational use. Intention for disposal (private landowner), but unsure as to whether this would be for housing

#### Achievability:

Conclusion on Achievability: Not Achievable

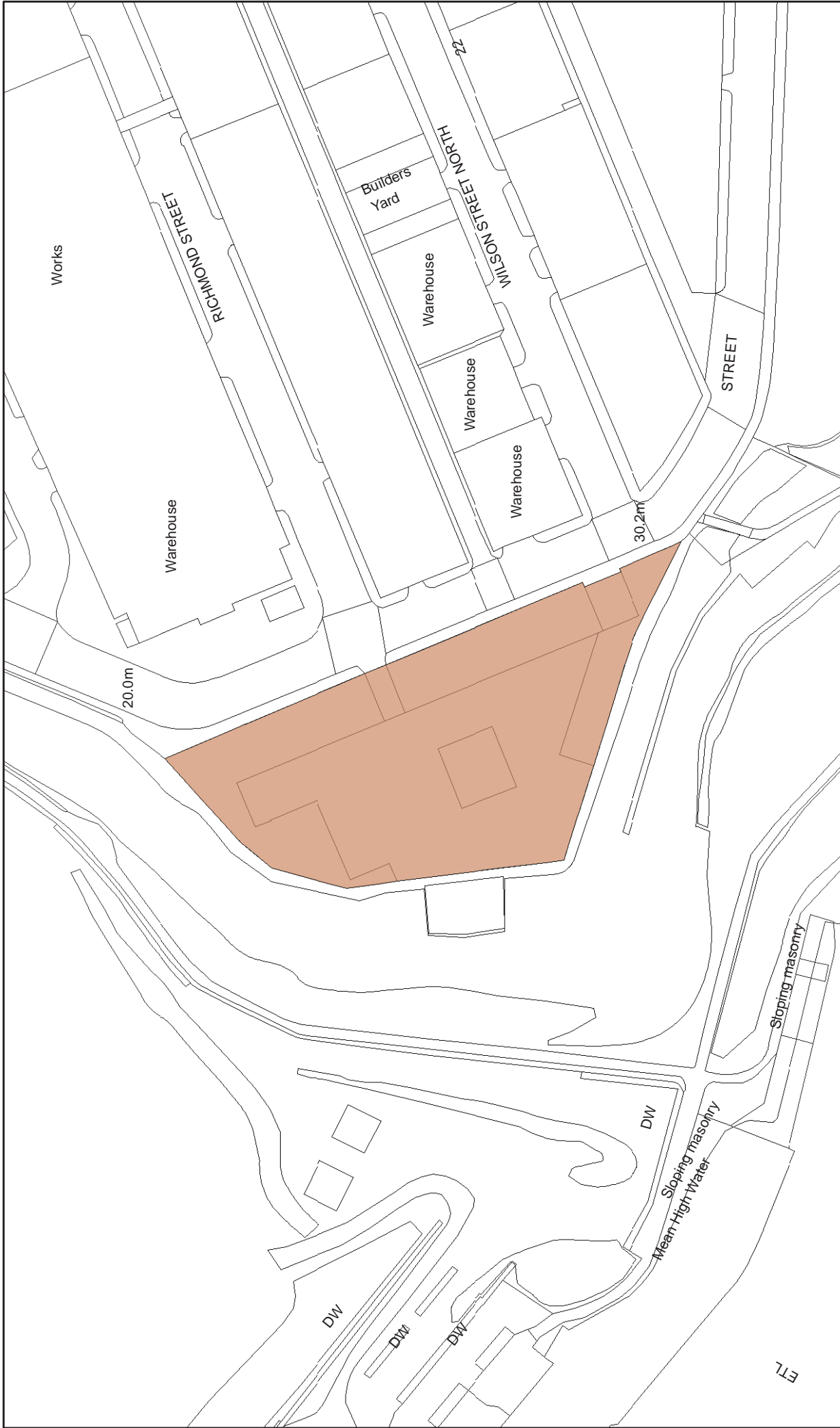
Comment on Achievability: Viability Assessment Typology: Urban Flats 20

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land. Achievability will also be based on the relocation of existing, operating businesses, therefore the site has been identified as not achievable at this point in time due to uncertainties regarding relocation of business uses. Abnormals: Grade II listed building on site, currently in operational use.

### Deliverability

**Comment on Deliverability:**

Delivery of the site is subject to relocation of existing business uses, sale of the site, grant of planning permission and site preparation timescales. Not certain as to whether this site is to be taken forward as a housing site and viability issues. As such not considered developable.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
<b>Scheme</b>	<b>Site No 649: The Arches, Easington Street (Stadium Village Site F)</b>
<b>Contact</b>	<b>North</b>
<b>Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>July 2017</b>
<b>Drawing No.</b>	<b>Revisions</b>

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SHLAA Ref No:	659	Site Name:	Sunniside Central Area, Villiers Street
Subarea:	Urban Core		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	20
Sieved site?	No	Site area (HA):	1.21
Included in Supply?	Yes	Deliverable/Developable:	6-10 years

### Constraints

Site lies within the city centre which is regarded as an area of higher landscape value. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site partly lies within Old Sunderland Riverside Conservation Area and within settings of Grade II listed buildings. The site lies within a source protection zone. 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:
		20								
Under Construction:										
Units Completed:										

### Assessment Information

#### Suitability:

Conclusion on Suitability: Suitable  
 Comments on Suitability: Mitigation required. Site lies within the city centre which is regarded as an area of higher landscape value. Site lies within 2km of coastal wildlife corridor therefore is subject to HRA. The site partly lies within Old Sunderland Riverside Conservation Area and within settings of Grade II listed buildings. The site lies within a source protection zone. Low incidence potential of groundwater flooding

#### 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: Medium Brown 25.  
 Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate area. Site specific considerations (buffer zone likely required due to proximity to city centre HLV and Old Sunderland Riverside Conservation Area, net developable area/yield may be reduced due to proximity to these designations, HRS, Source Protection Zone).

#### Deliverability

Comment on Deliverability: Site is considered to be suitable, available and achievable, subject to successful marketing and disposal of the site by the Council and the submission and determination of a suitable planning application. Taking this into account and the potential for site preparation/remediation, the site could deliver around 20 units in the 6-10 year period.





<b>Project</b> Sunderland Strategic Housing Land Availability Assessment - 2017	
<b>Scheme</b>	Site No 659: Sunnyside Central Area, Villiers Street
<b>Contact</b>	North
<b>Scale</b>	Not to Scale
<b>Date</b>	July 2017
<b>Revisions</b>	

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SHLAA Ref No:	660	Site Name:	63 Fawcett Street
Subarea:	Urban Core		
Ward:	MILLFIELD		
PDL or greenfield:	PDL	Capacity:	7
Sieved site?	No	Site area (HA):	0.02
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

### Constraints

Site lies within the city centre which is regarded as an area of higher landscape value. Site lies within 2km of the coastal wildlife corridor therefore is subject to HRA. Evidence of priority species roosting in the area. Site lies within Sunnyside Conservation Area and adjacent to Grade II listed buildings. Low incidence of potential groundwater flooding.

### Planning History

Present Planning Status: Permitted – not started  
 Planning App No: 14/02357/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:	
					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 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: Urban Flats 20  
 Site achievability established through grant of planning permission

#### Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission for 7 residential units. Site could feasibly deliver housing in the 0-5 year period.



<b>Project</b>	Sunderland Strategic Housing Land Availability Assessment - 2017
<b>Scheme</b>	Site No 660; 63 Fawcett Street
<b>Contact</b>	
<b>Scale</b>	Not to Scale
<b>Date</b>	July 2017
<b>North</b>	
<b>Revisions</b>	

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SHLAA Ref No:	661	Site Name:	12 Fawcett Street
Subarea:	Urban Core		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	5
Sieved site?	No	Site area (HA):	0.02
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

### **Constraints**

The site lies within the city centre which is regarded as an area of higher landscape value. Site lies within 2km of coastal wildlife corridor therefore subject to HRA. Evidence of priority species roosting in the area. Site lies within Sunnyside Conservation Area and adjacent to Grade II listed buildings. Low incidence potential of groundwater flooding.

### **Planning History**

Present Planning Status: Permitted – not started  
 Planning App No: 16/00357/FUL & 14/01962/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:
					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: 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: Urban Flats 20  
 Site achievability established through grant of planning permission

#### **Deliverability**

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission for 5 residential units. Site could feasibly deliver housing in the 0-5 year period.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
<b>Scheme</b>	<b>Site No 661: 12 Fawcett Street</b>
<b>Contact</b>	
<b>Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>July 2017</b>
<b>North</b>	
<b>Revisions</b>	

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SHLAA Ref No:	662	Site Name:	18 John Street
Subarea:	Urban Core		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	10
Sieved site?	No	Site area (HA):	0.02
Included in Supply?	No	Deliverable/Developable:	NCD

### Constraints

The site lies within the city centre which is regarded as an area of higher landscape value. Site lies within 2km of coastal wildlife corridor therefore subject to HRA. Evidence of priority species roosting in area. The site lies within Sunnyside Conservation Area and adjacent to Grade II listed buildings.

### Planning History

### Planning History 2

Present Planning Status: Completed  
 Planning App No: 15/00041/FUL & 15/00040/FUL  
 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:
			10	0					
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 of site established through grant of planning permission.

#### Availability:

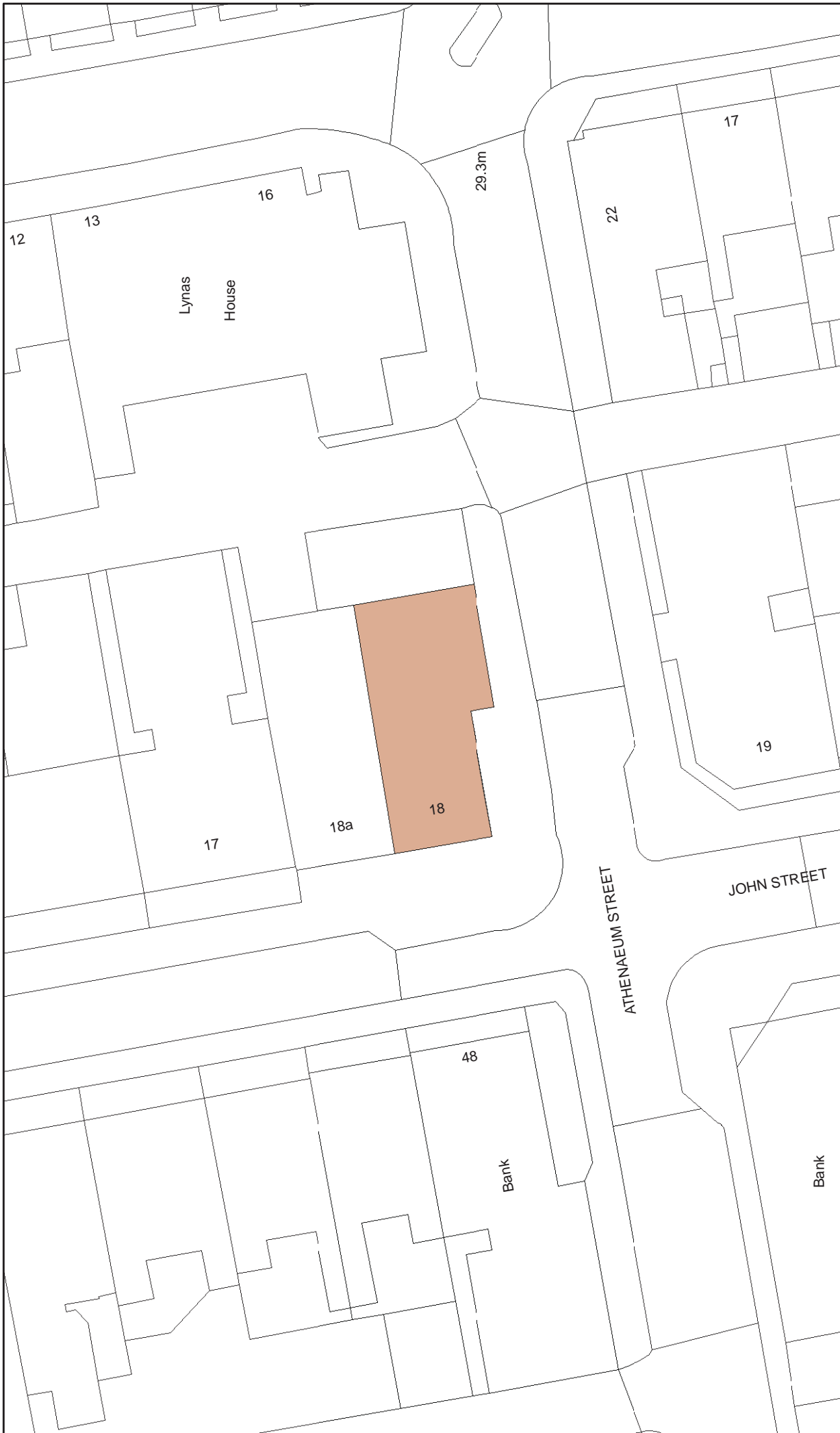
Conclusion on Availability: Available  
 Comments on Availability: Site availability established through grant of planning permission

#### Achievability:

Conclusion on Achievability: Achievable  
 Comment on Achievability: Viability Assessment Typology: Urban Flats 20  
 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 for 10 units. Site could feasibly deliver housing in the 0-5 year period as the site is currently under construction.



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

**Scheme** Site No 662: 18 John Street

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



North

**Drawing No.**

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SHLAA Ref No:	665	Site Name:	255 High Street West
Subarea:	Urban Core		
Ward:	MILLFIELD		
PDL or greenfield:	PDL	Capacity:	9
Sieved site?	No	Site area (HA):	0.04
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

### Constraints

The site lies within the city centre which is regarded as an area of higher landscape value. Site lies within 2km of coastal wildlife corridor therefore subject to HRA. Low incidence potential of groundwater flooding.

### Planning History

Present Planning Status: Permitted – not started  
 Planning App No: 15/00344/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:
			0	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: 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

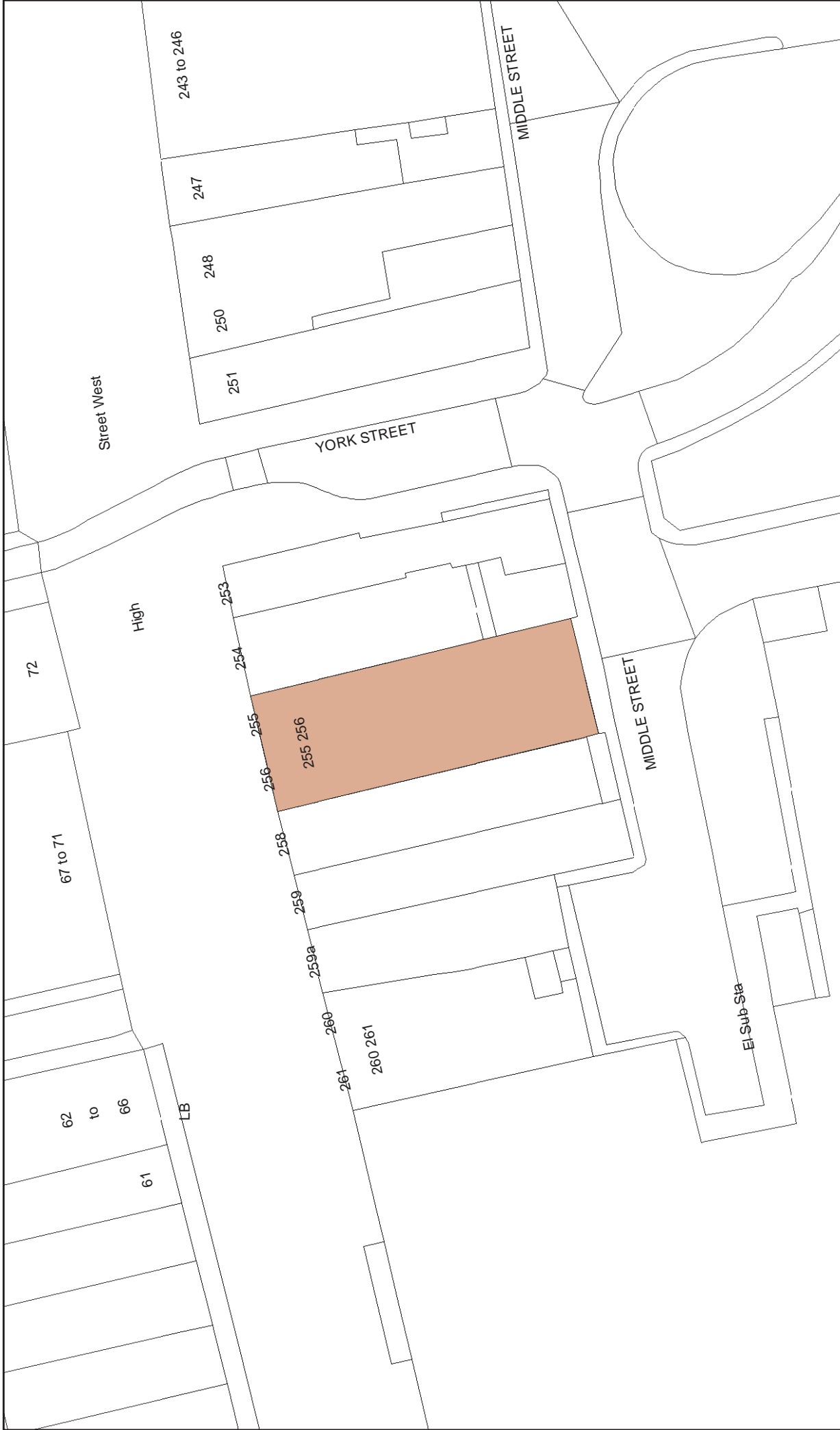
#### Achievability:


Conclusion on Achievability: Achievable  
 Comment on Achievability: Viability Assessment Typology: Urban Flats 75  
 Site achievability established through grant of planning permission.

#### Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission for 9 residential units. Site could feasibly deliver housing in the 0-5 year period.





<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
<b>Scheme</b>	<b>Site No 665: 255 High Street West</b>
<b>Contact</b>	
<b>Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>July 2017</b>
<b>North</b>	
<b>Revisions</b>	

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SHLAA Ref No:	667	Site Name:	Stadium Village Site I
Subarea:	Urban Core		
Ward:	SOUTHWICK		
PDL or greenfield:	PDL	Capacity:	53
Sieved site?	No	Site area (HA):	1.97
Included in Supply?	No	Deliverable/Developable:	NCD

### Constraints

The site is currently allocated for mixed use development. Historic riverside landscape, coal mining, coal staithes/ shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre. The site forms part of the River Wear corridor and lies adjacent to a LWS, there is evidence of priority species (including breeding birds) in the area. Site of former Wearmouth Colliery and associated industrial heritage including Grade II listed former NEER stables. Pylons affect the south west corner of 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: Suitable

Comments on Suitability: The site is currently allocated for mixed use development. Mitigation required. Historic riverside landscape, coal mining, coal staithes/ shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre. The site forms part of the River Wear corridor and lies adjacent to a LWS, there is evidence of priority species (including breeding birds) in the area. Site of former Wearmouth Colliery and associated industrial heritage including Grade II listed former NEER stables. Pylons affect the south west corner of the site.

#### Availability:

Conclusion on Availability: Not Available

Comments on Availability: A masterplan for Stadium Village was prepared in 2010 and is currently being reviewed. It is not anticipated that this site will not be brought forward for housing.

#### Achievability:

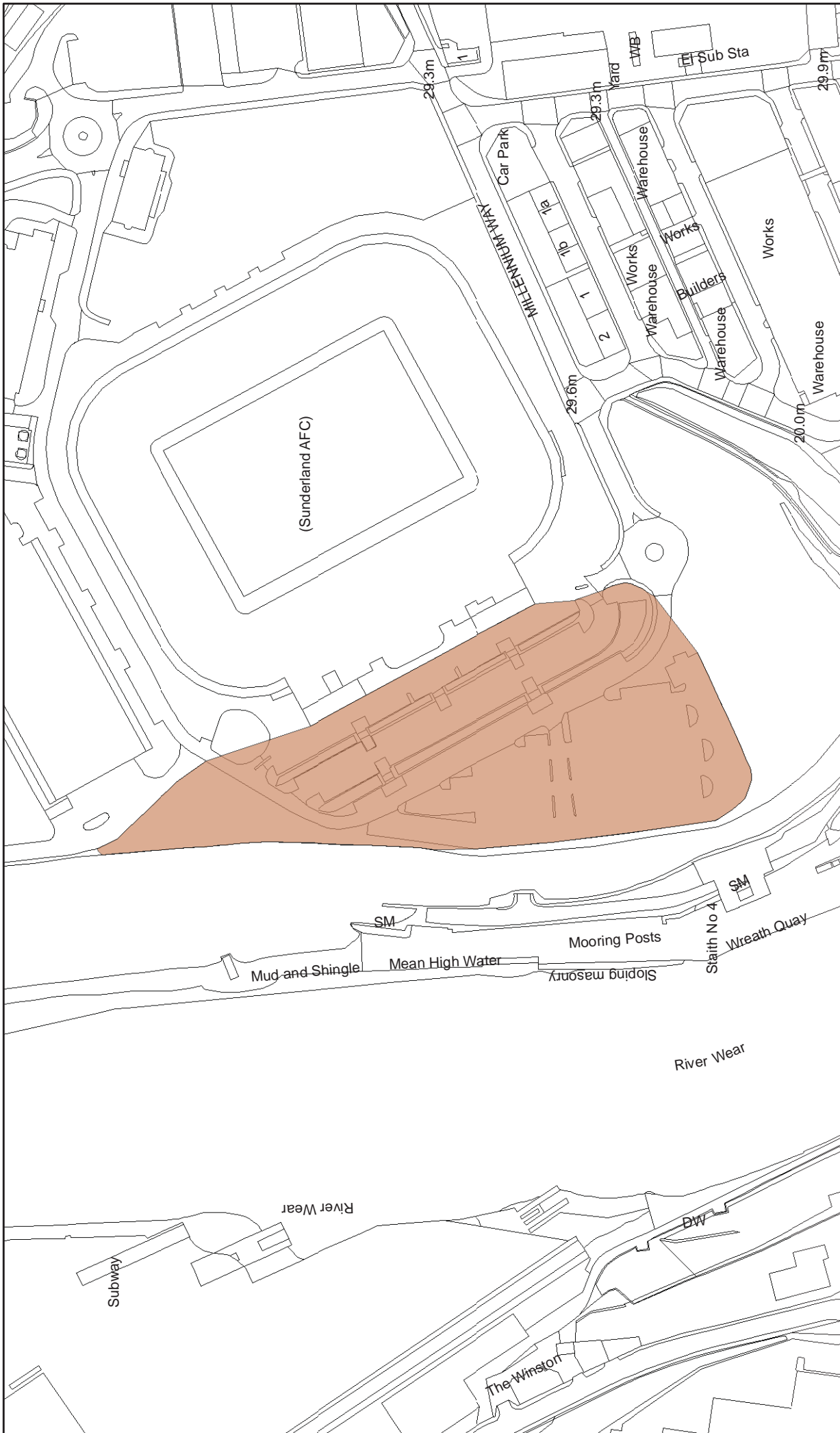
Conclusion on Achievability: Not Achievable


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. However the masterplan will demonstrate achievability of the site. Achievability will also be based on the relocation of existing, operating businesses, therefore the site has been identified as not achievable at this point in time due to uncertainties regarding relocation of business uses.

#### Deliverability

Comment on Deliverability: Site not being brought forward for housing and is not considered viable.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
<b>Scheme</b>	<b>Site No 667: Stadium Village Site I</b>
<b>Contact</b>	
<b>Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>July 2017</b>
<b>North</b>	
<b>Revisions</b>	

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SHLAA Ref No:	668	Site Name:	Stadium Village Site G
Subarea:	Urban Core		
Ward:	SOUTHWICK		
PDL or greenfield:	PDL	Capacity:	25
Sieved site?	No	Site area (HA):	0.94
Included in Supply?	No	Deliverable/Developable:	NCD

### Constraints

The site is currently allocated for mixed use development. Historic riverside landscape, coal mining, coal staithes / shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre. The site forms part of the River Wear corridor and lies adjacent to a LWS, there is evidence of priority species (including breeding birds) in the area. Site of former Wearmouth Colliery and associated industrial heritage including Grade II listed former NEER stables. Pylons affect the south west corner 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:** Suitable

**Comments on Suitability:** PDL site occupies a central location and a highly visible strategic position. The site is currently allocated for mixed use development. Mitigation required. Historic riverside landscape, coal mining, coal staithes/ shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre. The site forms part of the River Wear corridor and lies adjacent to a LWS, there is evidence of priority species (including breeding birds) in the area. Site of former Wearmouth Colliery and associated industrial heritage including Grade II listed former NEER stables. Pylons affect the south west corner of the site.

#### Availability:

**Conclusion on Availability:** Not Available

**Comments on Availability:** A masterplan for Stadium Village was prepared in 2010 and is being reviewed, Not anticipated to bring this site forward as a housing site.

#### Achievability:

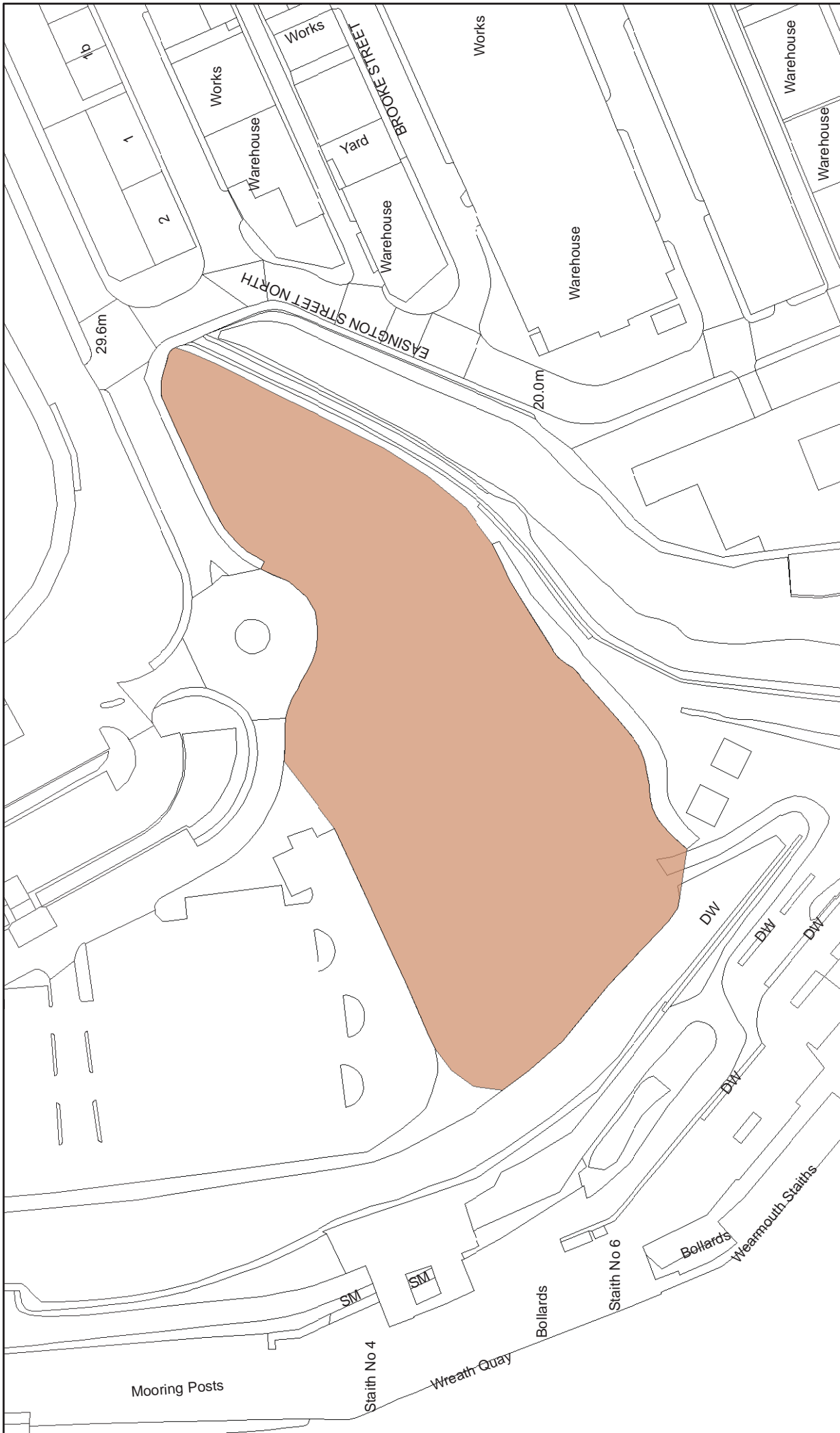
**Conclusion on Achievability:** Not Achievable

**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. However the masterplan will demonstrate achievability of the site. Achievability will also be based on the relocation of existing, operating businesses, therefore the site has been identified as not achievable at this point in time due to uncertainties regarding relocation of business uses.

#### Deliverability

**Comment on Deliverability:** Site is not being brought forward for housing and viability issues are of concern.



Project	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>		
Scheme	<b>Site No 668: Stadium Village Site G</b>		
Contact		Date	July 2017
Scale	Not to Scale		North
Drawing No.			Revisions

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SHLAA Ref No:	679	Site Name:	18-19 Murton Street
Subarea:	Urban Core		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	13
Sieved site?	No	Site area (HA):	0.07
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

### Constraints

Previous industrial/built development

### Planning History

Present Planning Status: Permitted – not started  
 Planning App No: 16/01556/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:	
				13						
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 determined by granting of Planning Permission.

#### Availability:

Conclusion on Availability: Available  
 Comments on Availability: Availability determined by granting of Planning Permission.

#### Achievability:

Conclusion on Achievability: 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.  
 Achievability determined by granting of Planning Permission.

#### Deliverability

Comment on Deliverability: Conversion of bedsits to apartments in City Centre location. Planning permission granted as such considered deliverable within years 1-5.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
<b>Scheme</b>	<b>Site No 679: 18-19 Murton Street</b>
<b>Contact</b>	<b>North</b>
<b>Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>July 2017</b>
<b>Drawing No.</b>	<b>Revisions</b>

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SHLAA Ref No:	683	Site Name:	20 Murton Street
Subarea:	Urban Core		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	5
Sieved site?	No	Site area (HA):	0.04
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

### Constraints

### Planning History

**Present Planning Status:** Permitted – not started  
**Planning App No:** 16/00364/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:
			0	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:** Suitability established by granting of planning permission.

#### Availability:

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

#### Achievability:

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

#### Deliverability

**Comment on Deliverability:** 5 units net, deliverable within years 1-5 due to having a valid planning consent in place.



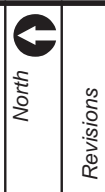


<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
<b>Scheme</b>	<b>Site No 683 - 20 Murton Street</b>
<b>Contact</b>	
<b>Scale</b>	<b>Not to Scale</b>
<b>Date</b>	
<b>Drawing No.</b>	

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SHLAA Ref No:	684	Site Name:	32 Frederick Street, City Centre
Subarea:	Urban Core		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	7
Sieved site?	No	Site area (HA):	0.02
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

### Constraints

Previous industrial/built development

Surface water flooding - less

### Planning History

Present Planning Status: Permitted – not started  
 Planning App No: 16/00377/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:	
			0	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: 7 studio apartments. Vacant building. Considered deliverable having a valid planning consent in place.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
<b>Scheme</b>	<b>Site No 684:32 Frederick Street, City Centre</b>
<b>Contact</b>	<b>North</b>
<b>Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>July 2017</b>
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SHLAA Ref No:	686	Site Name:	11 Saint Thomas Street, City Centre
Subarea:	Urban Core		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	5
Sieved site?	No	Site area (HA):	0.03
Included in Supply?	No	Deliverable/Developable:	NCD

#### Constraints

N/A - permitted

#### Planning History

Present Planning Status: Completed  
 Planning App No: 16/02279/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:	
			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: 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 is considered deliverable through the granting of planning permission.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
<b>Scheme</b>	<b>Site No 686: 11 Saint Thomas Street, City Centre</b>
<b>Contact</b>	<b>North</b>
<b>Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>July 2017</b>
<b>Drawing No.</b>	<b>Revisions</b>

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SHLAA Ref No:	690	Site Name:	First Floor, the Old Vestry, 23 Fawcett Street
Subarea:	Urban Core		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	12
Sieved site?	No	Site area (HA):	0.02
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

### Constraints

N/A - permitted

### Planning History

Present Planning Status: Permitted – not started  
 Planning App No: 16/02221/PCJ  
 Student Accommodation: No  
 Extra Care/Sheltered Accom (self contained units): No

### Planning History 2

Permitted – not started  
 17/01442/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:	
				12						
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: Prior approval not required as such suitability considered acceptable.

#### Availability:

Conclusion on Availability: Available  
 Comments on Availability: Site is considered available

#### Achievability:

Conclusion on Achievability: Achievable  
 Comment on Achievability: Site is considered unviable within the draft viability assessmnt, due to being brownfield and in a city centre location. However as the proposal does not require planning consent and information has been submitted to the LPA as part of the prior approval procedure, there is interest in developing the site, as such it is considered achievable.

#### Deliverability

Comment on Deliverability: The site is considered deliverable for 12 units to the upper floors.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2017</b>
<b>Scheme</b>	<b>Site No 690: First Floor, the Old Vestry, 23 Fawcett Street</b>
<b>Contact</b>	<b>North</b>
<b>Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>July 2017</b>
<b>Drawing No.</b>	<b>Revisions</b>

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

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<b>SHLAA Ref No:</b>	<b>699</b>	<b>Site Name:</b>	<b>Upper Floors 18 Fawcett Stret</b>
<b>Subarea:</b>	<b>Urban Core</b>		
<b>Ward:</b>	<b>HENDON</b>		
<b>PDL or greenfield:</b>	<b>PDL</b>	<b>Capacity:</b>	<b>6</b>
<b>Sieved site?</b>	<b>No</b>	<b>Site area (HA):</b>	<b>0.02</b>
<b>Included in Supply?</b>	<b>Yes</b>	<b>Deliverable/Developable:</b>	<b>1-5 years</b>

**Constraints**

**Planning History**

**Planning History 2**

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

**Completions 2015/16 until 2032/33 figures**

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

**Under Construction:** No  
**Units Completed:** 0

**Assessment Information**

**Suitability:**

**Conclusion on Suitability:** Suitable  
**Comments on Suitability:** Site suitability established through planning consent.

**Availability:**

**Conclusion on Availability:** Available  
**Comments on Availability:** Site availability established through planning consent.

**Achievability:**


**Conclusion on Achievability:** Achievable  
**Comment on Achievability:** Site achievability established through planning consent.

**Deliverability**

**Comment on Deliverability:** Site deliverability established through granting of planning consent. Completions expected in years 1-5.





<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2018</b>
<b>Scheme</b>	<b>Site No 699: Upper floors 18 Fawcett Street</b>
<b>Contact Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>January 2018</b>
<b>North</b>	
<b>Revisions</b>	

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SHLAA Ref No:	701	Site Name:	67 John Street
Subarea:	Urban Core		
Ward:	HENDON		
PDL or greenfield:	PDL	Capacity:	9
Sieved site?	No	Site area (HA):	0.02
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

**Constraints**

**Planning History**

Present Planning Status: Permitted – not started  
 Planning App No: 16/02216/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:	
					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 granting of planning consent.

**Availability:**

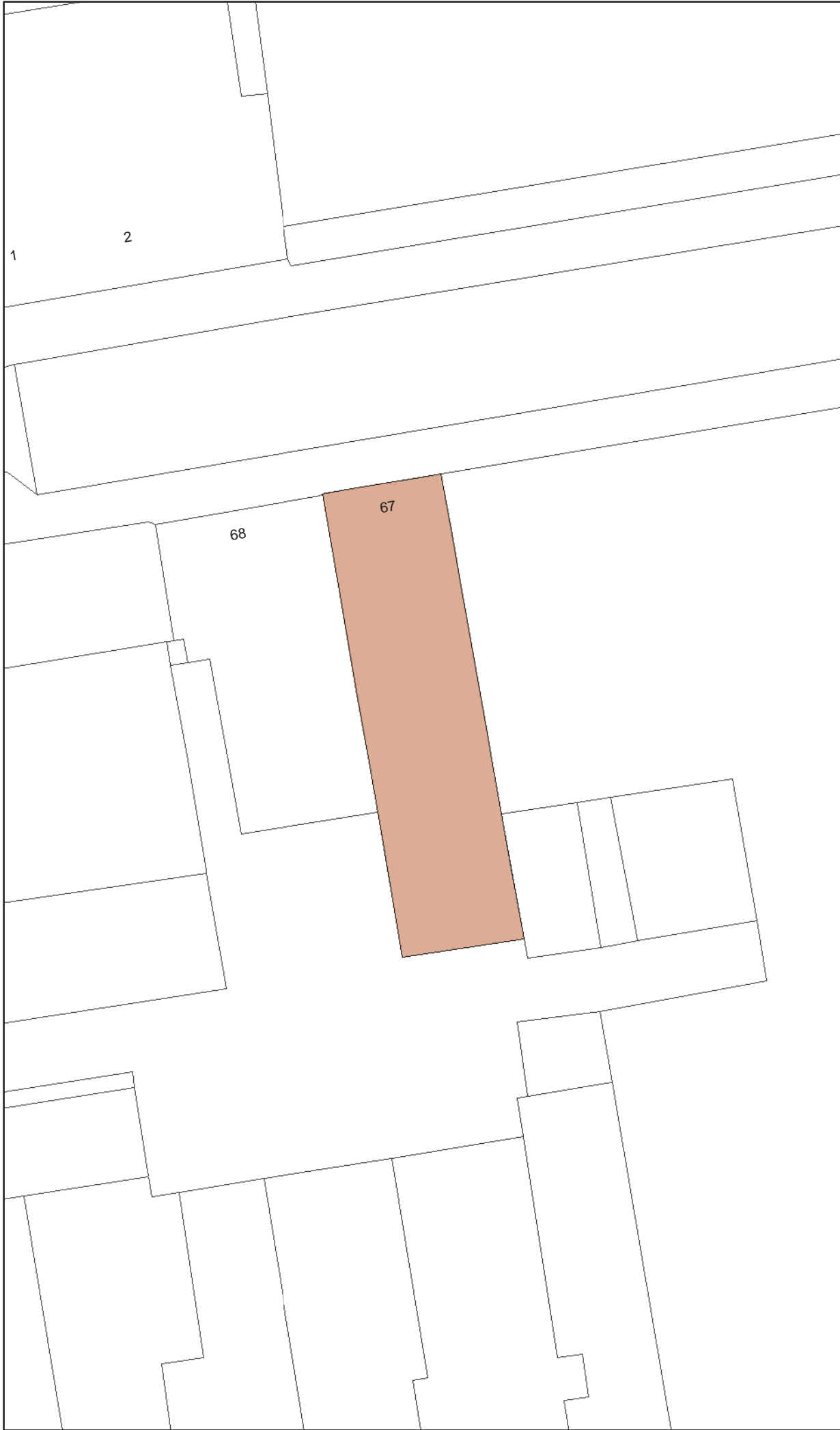
Conclusion on Availability: Available  
 Comments on Availability: Established through granting of planning consent

**Achievability:**

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

**Deliverability**

Comment on Deliverability: Deliverability established through granting of planning consent.



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2018</b>		
<b>Scheme</b>	<b>Site No 701: 67 John Street</b>		
<b>Contact</b>	<b>Not to Scale</b>	<b>Date</b>	<b>January 2018</b>
<b>Scale</b>			<b>North</b>
<b>Drawing No.</b>			<b>Revisions</b>

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SHLAA Ref No:	705	Site Name:	2 Grange Crescent
Subarea:	Urban Core		
Ward:	ST MICHAELS		
PDL or greenfield:	PDL	Capacity:	6
Sieved site?	No	Site area (HA):	0.02
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

### Constraints

### Planning History

**Present Planning Status:** Permitted – not started  
**Planning App No:** 17/01106/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 consent.

#### Availability:

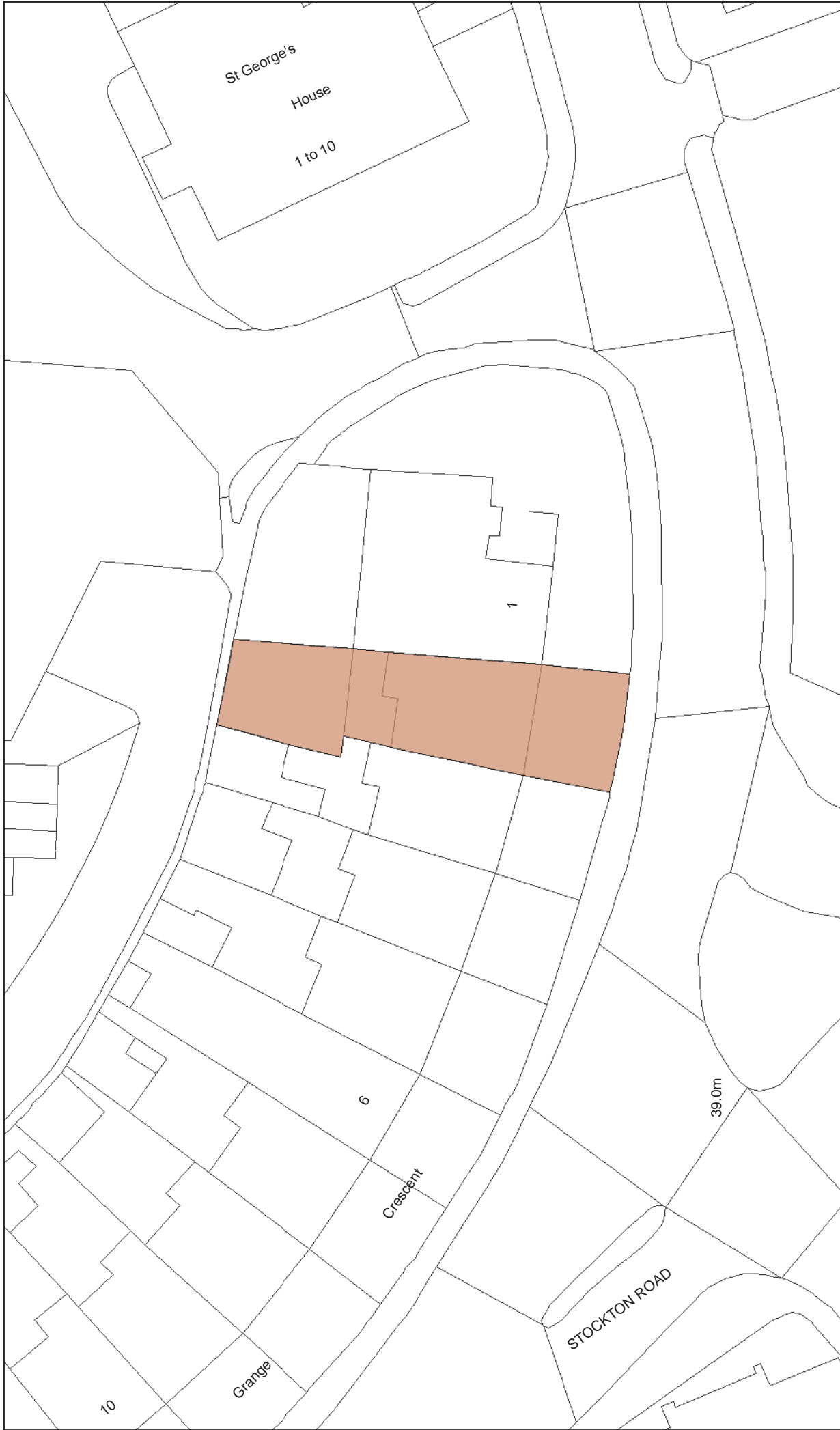
**Conclusion on Availability:** Available  
**Comments on Availability:** Established through granting of planning consent.


#### Achievability:

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

#### Deliverability

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



<b>Project</b>	<b>Sunderland Strategic Housing Land Availability Assessment - 2018</b>
<b>Scheme</b>	<b>Site No 705: 2 Grange Crescent</b>
<b>Contact Scale</b>	<b>Not to Scale</b>
<b>Date</b>	<b>January 2018</b>
<b>North</b>	
<b>Revisions</b>	

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