

Appendix P

Coalfield Site Assessments

List of SHLAA Sites (Coalfield)

SHLAA Ref No	Site Name	Sub Area	Ward
061	Former Lambton Cokeworks Site (Elba Park)	Coalfield	HOUGHTON
074	Murton Lane, Easington Lane	Coalfield	HETTON
075	Halliwell Street and Brinkburn Crescent	Coalfield	HOUGHTON
076	West of Lyons Avenue	Coalfield	HETTON
086	Former Easington Lane Primary School Building	Coalfield	HETTON
087	Former Dubmire Primary School, Britannia Terrace	Coalfield	HOUGHTON
110	Starks Builders yard, Hunter Street	Coalfield	SHINEY ROW
112	Site of former Broomhill Estate.	Coalfield	COPT HILL
113	Site of Herrington Workingmen's Club	Coalfield	SHINEY ROW
115	Holmelands, land adjacent to - Hawthorn Street	Coalfield	HOUGHTON
128	Black Boy Road land at (Site A)	Coalfield	HOUGHTON
129	Hetton Moor House, Land to rear of - Seymour Terrace	Coalfield	HETTON
130	Elemore Golf Club, land adjacent to - Pimlico Road	Coalfield	HETTON
131	Southern House Farm, land at - North Road	Coalfield	HETTON
134	Football pitch, Colliery Lane	Coalfield	HETTON
138	Land at North Road	Coalfield	HETTON
139	South Lodge Farm, North Road	Coalfield	HETTON
140	Land off Hazard Lane	Coalfield	HETTON
141	Site of former Boys Club and allotment, Hetton Lyons	Coalfield	HETTON
142	Former Chilton Moor Cricket Club, Black Boy Road	Coalfield	HOUGHTON
143	Land to rear of Lyons Cottage	Coalfield	HETTON
144	Football pitches at Coaley Lane	Coalfield	HOUGHTON
149	Aster Terrace, land at back of	Coalfield	COPT HILL
150	Land adjacent Newbottle Primary School and former community centre, Houghton Road	Coalfield	HOUGHTON
181	Land west of Houghton Road, Hetton	Coalfield	COPT HILL
193	SIG Combibloc Limited, Blackthorn Way	Coalfield	HOUGHTON
194	Land at Lambton Lane	Coalfield	HOUGHTON
197	Land to the east of former Broomhill Estate	Coalfield	COPT HILL
230	Rutland Street, Hetton, land rear of	Coalfield	HETTON
272	North Farm, Warden Law Site 1, land at - Gillas Lane	Coalfield	COPT HILL
273	North Farm, Warden Law Site 2, land at - Gillas Lane	Coalfield	COPT HILL
274	North Farm, Warden Law Site 3, land at - Gillas Lane	Coalfield	COPT HILL
275	North Farm, Warden Law Site 4, land at - Gillas Lane	Coalfield	COPT HILL
280	Former Shiney Row Centre, Success Road	Coalfield	COPT HILL
293A	Low Moorsley, land at (Ennerdale Street)	Coalfield	HETTON
293B	Land South of Coal Bank Farm	Coalfield	HETTON
305	Dubmire Industrial Estate - Phase 1	Coalfield	HOUGHTON
318	Moor Burn House, Dairy Lane	Coalfield	HOUGHTON
328	Hetton Downs Phase 2	Coalfield	COPT HILL
330A	Philadelphia Complex	Coalfield	SHINEY ROW
330B	Philadelphia Complex (Extension)	Coalfield	SHINEY ROW
333	Fletcher Terrace, land at (Lumley Crescent)	Coalfield	COPT HILL
339	Land at Gillas Lane (rear of Lingfield)	Coalfield	COPT HILL
340	Front Street, Fence Houses, Land to the east of	Coalfield	HOUGHTON
341	Redburn Row, Land to the north of	Coalfield	HOUGHTON
343	Grasswell, land at (east of Houghton Road)	Coalfield	COPT HILL
365	Newbottle Site 2, Land at (Sunderland Road)	Coalfield	COPT HILL
367	Coaley Lane, Land south of	Coalfield	HOUGHTON
372	Houghton Police Station, Dairy Lane	Coalfield	HOUGHTON
375	Stott's Pasture, Golf Course Road	Coalfield	SHINEY ROW
377	High Dubmire, Chilton Moor, Land at	Coalfield	HOUGHTON
381A	Green Belt north of Newbottle	Coalfield	COPT HILL
381B	Green Belt north of Newbottle adjacent to settlement	Coalfield	COPT HILL
383	Dairy Lane, Sites 2 & 3, Land at	Coalfield	HOUGHTON
385	Land at Sedgely Road / Blind Lane (Site 1)	Coalfield	HOUGHTON
386	Land south of Sedgely Road (Site 2)	Coalfield	HOUGHTON
387	Land south of Sedgely Road (Site 3)	Coalfield	HOUGHTON
388	Ennerdale Street, Low Moorsley, Land at	Coalfield	HETTON
410	Blind Lane, Grasswell, land to North of	Coalfield	HOUGHTON
411	Snippersgate, land at (South Hetton Road)	Coalfield	HETTON
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Coalfield	HOUGHTON
421	Quarry House Lane, East Rainton	Coalfield	HETTON
422	Markle Grove, land to East, East Rainton	Coalfield	HOUGHTON
423	Market Place, Houghton	Coalfield	HOUGHTON
425	Electric Crescent Allotments	Coalfield	HOUGHTON
440	Cragdale Gardens, Low Moorsley	Coalfield	HETTON
444	Biddick Woods	Coalfield	SHINEY ROW
448	Penshaw House	Coalfield	SHINEY ROW
458	Dubmire Industrial Estate, Phase 2	Coalfield	HOUGHTON
459	Dubmire Industrial Estate Phases 3 & 4	Coalfield	HOUGHTON
460	Land North of Black Boy Road (site B)	Coalfield	HOUGHTON
462	Hetton Downs Phase 1	Coalfield	COPT HILL
464A	Land north of Graneries , Offerton	Coalfield	SHINEY ROW

464B	Land to the East of The Granaries, Offerton, Sunderland	Coalfield	SHINEY ROW
465	Land adjacent to Herrington Country Park	Coalfield	SHINEY ROW
466	Green Belt south of New Herrington	Coalfield	SHINEY ROW
468	Land north of Blackthorn Way, Sedgely Industrial Estate	Coalfield	HOUGHTON
469	Site of former Kentmere House	Coalfield	HOUGHTON
470	Site of former Gilpin House	Coalfield	HOUGHTON
494	Land at Chapel Street/Edward Street	Coalfield	COPT HILL
529	Former Safari Coaches, James Terrace	Coalfield	HETTON
536	Land to the north of Byer Square	Coalfield	COPT HILL
539	Land to the west of Mulberry Way	Coalfield	HOUGHTON
540	Hetton Downs Phase 3	Coalfield	COPT HILL
542	Summerson Street	Coalfield	HETTON
545	Stanley Street/Gravel Walks allotments	Coalfield	COPT HILL
551	North of Collingwood Drive	Coalfield	SHINEY ROW
555	Rear of Wynyard Street	Coalfield	HOUGHTON
570	Land at Station Rd, Penshaw	Coalfield	SHINEY ROW
634	Former Success Colliery	Coalfield	COPT HILL
644	Land north of Low Moorsley	Coalfield	HETTON
645	Green Belt land east of Seaham Road	Coalfield	COPT HILL
653	Success Football Fields	Coalfield	COPT HILL
654	West of Redburn Row	Coalfield	HOUGHTON
670	Land at Penshaw	Coalfield	SHINEY ROW
680	Land opposite The Mews, Redburn Row	Coalfield	HOUGHTON
695	Stanley Terrace, Chester Road, Shiny Row	Coalfield	SHINEY ROW
702	Land adjacent to the Beehive PH, Blind Lane	Coalfield	HOUGHTON
704	Fence Houses Comrades Club, Station Avenue North	Coalfield	HOUGHTON
707	Land adjacent to Moorsburn Drive	Coalfield	HOUGHTON
709	Ruskin Avenue	Coalfield	HETTON
713	Land to the east of Kingfisher Drive (Murton Lane)	Coalfield	HETTON
715	Land to the south of Redburn Road	Coalfield	HOUGHTON
723	Land adjacent to Penshaw Hill Equestrian Centre	Coalfield	SHINEY ROW

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:	061	Site Name:	Former Lambton Cokeworks Site (Elba Park)
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	PDL	Capacity:	359
Sieved site?	No	Site area (HA):	18.96
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

N/A - permitted under construction

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 09/02328/REM
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
15/16:	138	23	57	34	33	33	8		
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: Yes
 Units Completed: 218

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site suitability established through grant of planning permission. Site size has been reduced due to SFRA.

Availability:

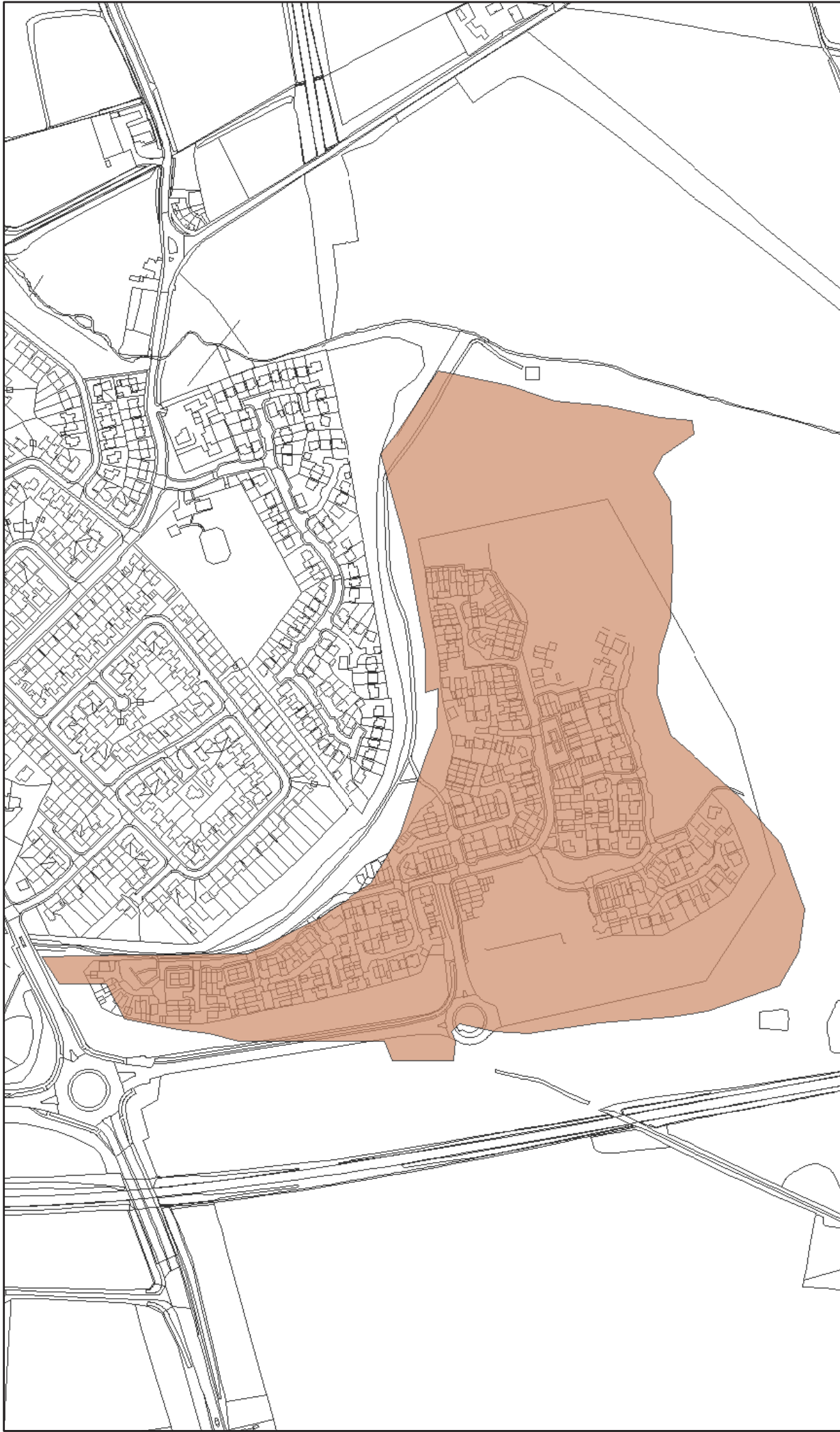
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission.


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 350.
 Site achievability established through grant of planning permission. Site currently under construction.

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme Site No	061: Former Lambton Cokeworks Site, Boundary Houses, Shiney Row
Contact Scale	Not to Scale
Date	January 2018
North	
Revisions	

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SHLAA Ref No:	074	Site Name:	Murton Lane, Easington Lane
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Greenfield	Capacity:	387
Sieved site?	No	Site area (HA):	14.08
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Site under construction

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 06/02209/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:	
158	50	90	50	30	9					
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: Yes
 Units Completed: 298

Assessment Information

Suitability:

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

Availability:

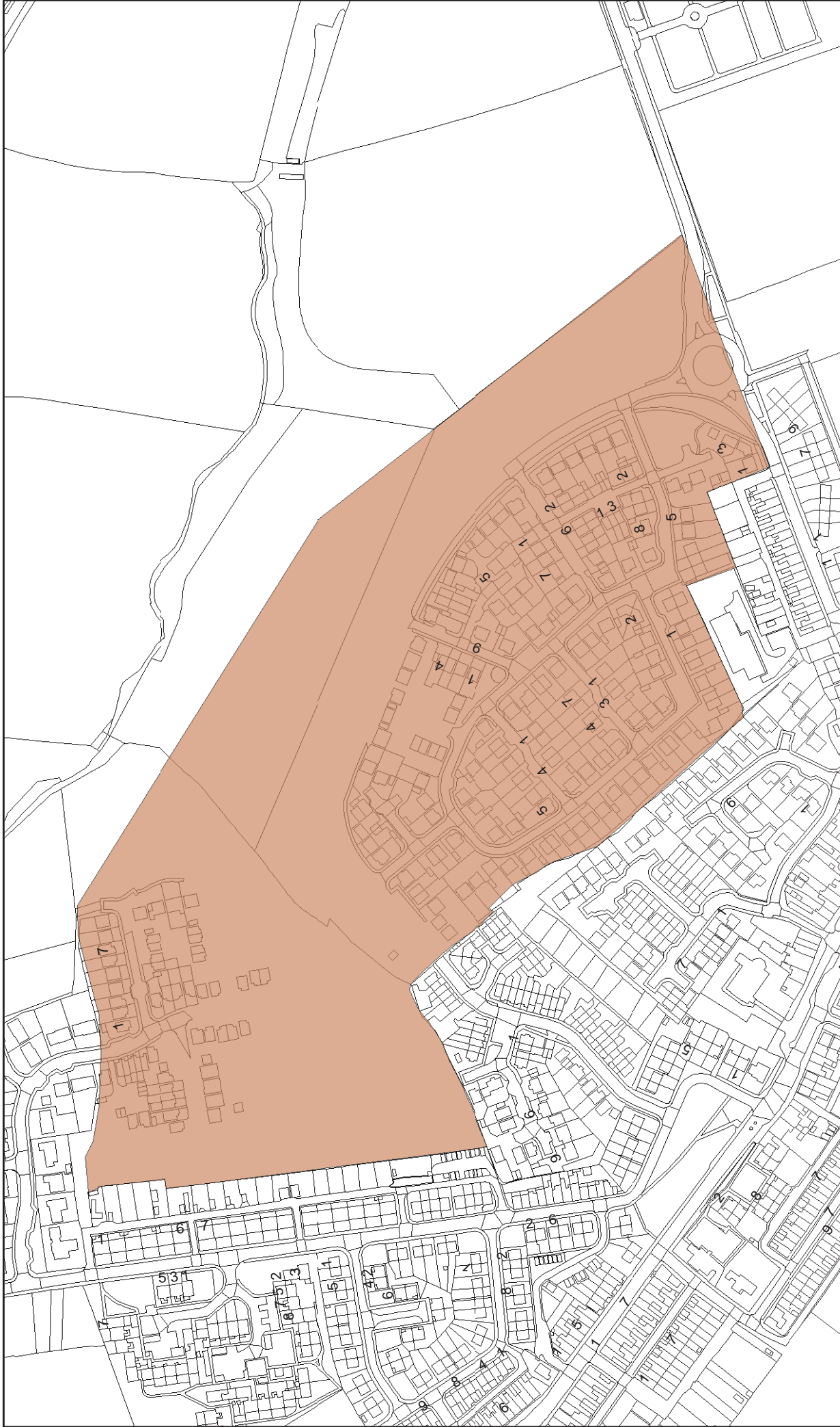
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 350
 Site achievability established through grant of planning permission. Site currently under construction.

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Site is currently under construction and is expected to deliver the remaining 153 units within the 0-5 year period.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2017
Contact	Site No 074: Murton Lane, Easington Lane
Scale	Not to Scale
Date	July 2017
Revisions	North

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SHLAA Ref No:	075	Site Name:	Halliwell Street and Brinkburn Crescent
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	PDL	Capacity:	22
Sieved site?	No	Site area (HA):	1.16
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Evidence of priority species roosting in the vicinity. Site linked to former Houghton Colliery site, which now forms greenspace and part of a wildlife corridor. Local archaeological importance on site. Lies within a critical drainage area. Part of the site is affected by 1:30 incidence flooding. Low incidence potential of groundwater flooding. Lies within a coal referral area which may require mitigation. Potential for contamination from former colliery uses. Existing access would require improvement to provide access to 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: Currently in use as a car park. Mitigation required. Evidence of priority species roosting in the vicinity. Site linked to former Houghton Colliery site, which now forms greenspace and part of a wildlife corridor. Local archaeological importance on site. Lies within a critical drainage area. Part of the site is affected by 1:30 incidence flooding. Low incidence potential of groundwater flooding. Lies within a coal referral area which may require mitigation. Potential for contamination from former colliery uses. Existing access would require improvement to provide access to the site.

Availability:

Conclusion on Availability: Not Available

Comments on Availability: Council owned site identified as low priority for disposal. Uncertainty regarding sites availability within the plan period at this point in time, therefore site has been assessed as not available at this point in time.

Achievability:

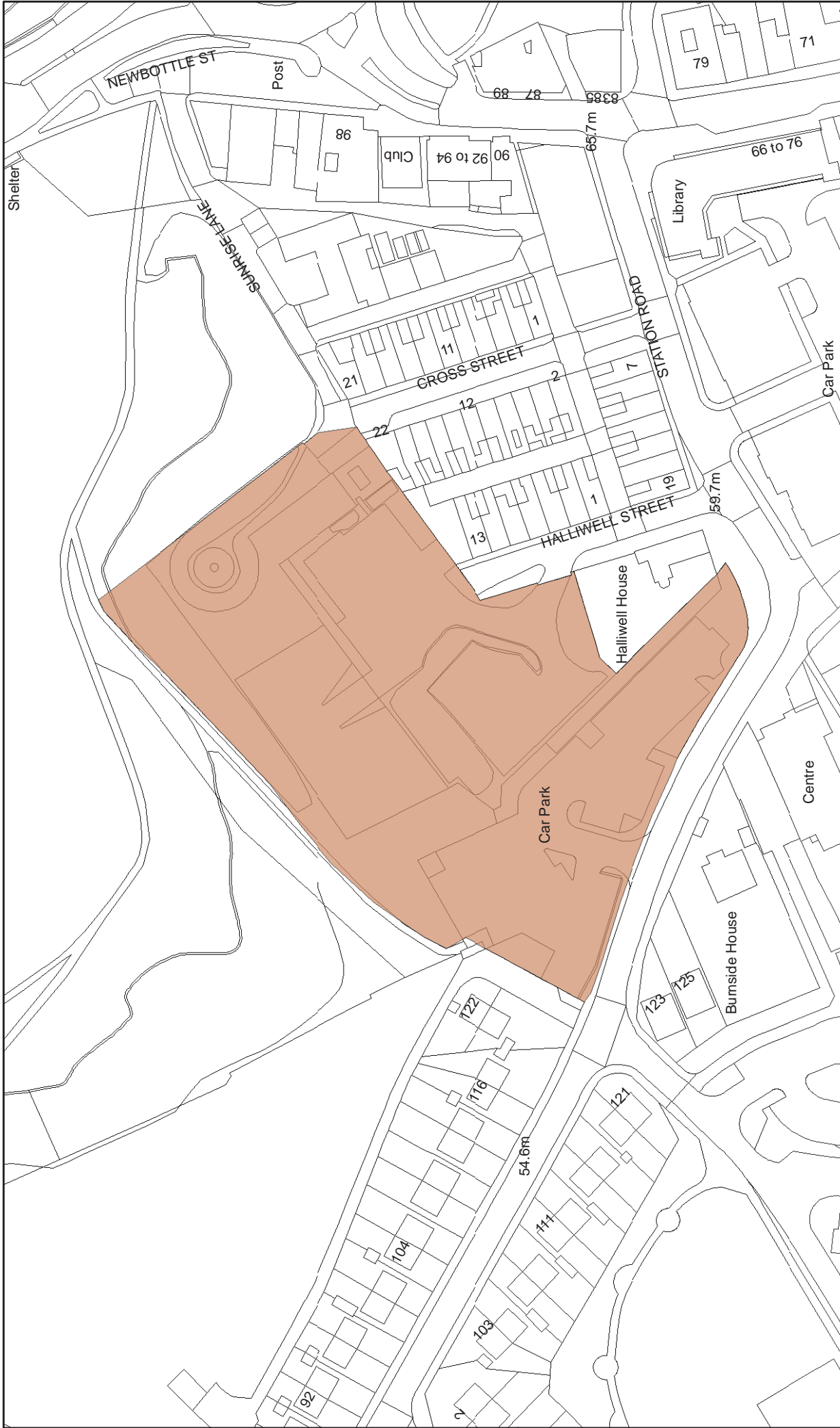
Conclusion on Achievability: Not Achievable


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: The site's availability for housing development is uncertain at the present time and remains in operational use as a car park. In addition the Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not developable at this point in time.



Project	Sunderland Strategic Housing Land		
Scheme	Availability Assessment - 2017		
Contact	Site No 075: Halliwell Street and Brinkburn Crescent		
Scale	Not to Scale	Date	July 2017
Drawing No.		North	
			Revisions

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SHLAA Ref No:	076	Site Name:	West of Lyons Avenue
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Greenfield	Capacity:	42
Sieved site?	No	Site area (HA):	1.97
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

UDP Housing Site Designation; Proximity to ponds, water voles and bat roosts and increased impact on Local Wildlife Site. Lies within Critical Drainage Area and Source Protection Zone, and also high incidence potential of groundwater flooding. 1:100 surface water flooding affects 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: UDP Housing Site Designation; Mitigation required. Proximity to ponds, water voles and bat roosts and increased impact on Local Wildlife Site. Lies within Critical Drainage Area and Source Protection Zone, and also high incidence potential of groundwater flooding. 1:100 surface water flooding affects site.

Availability:

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

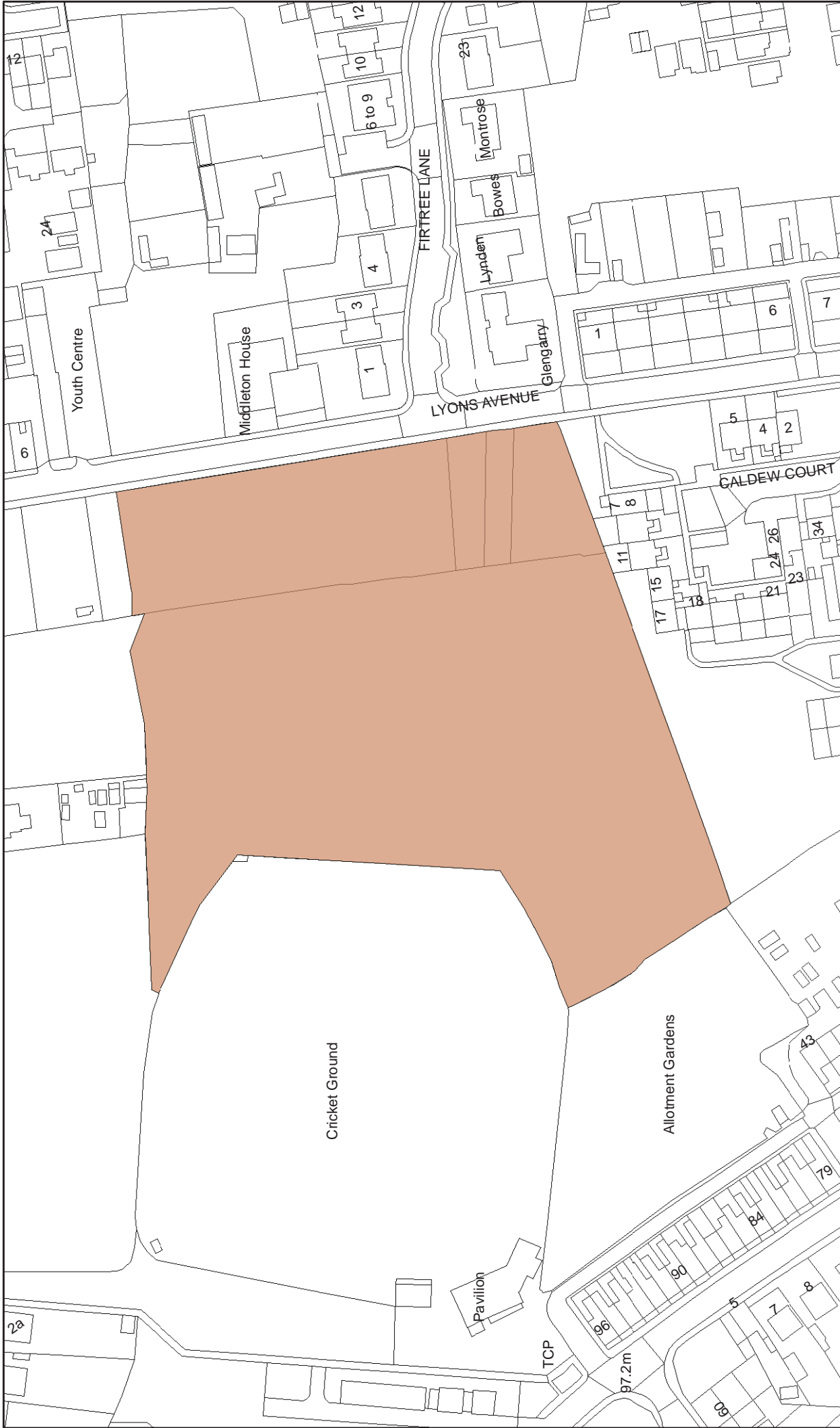
Achievability:

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

UDP housing designation. Site has not been brought forward within the plan period of the UDP or thereafter. This is considered attributable to market issues and the numbers of developments taking place in the vicinity of the site. Ecology and biodiversity constraints may also play a part in rendering this site unachievable. As the site has not come forward as an existing local plan allocation, it is reasonable to assume that there must be site viability and achievability constraints associated with the site. Therefore, the site has been assessed as not achievable at this point in time.

Deliverability

Comment on Deliverability: The site is not considered deliverable or developable at this point in time as it has failed to come forward as an existing UDP housing site allocation. Potential issues with site achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 076: West of Lyons Avenue
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	086	Site Name:	Former Easington Lane Primary School Building
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	PDL	Capacity:	75
Sieved site?	No	Site area (HA):	2.95
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Former school site (PDL). Site has limited constraints on site. Site lies within a critical drainage area and source protection zone. Low incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Available
 Comments on Availability: Council owned site identified for disposal and currently out to market, with developer interest shown in site.

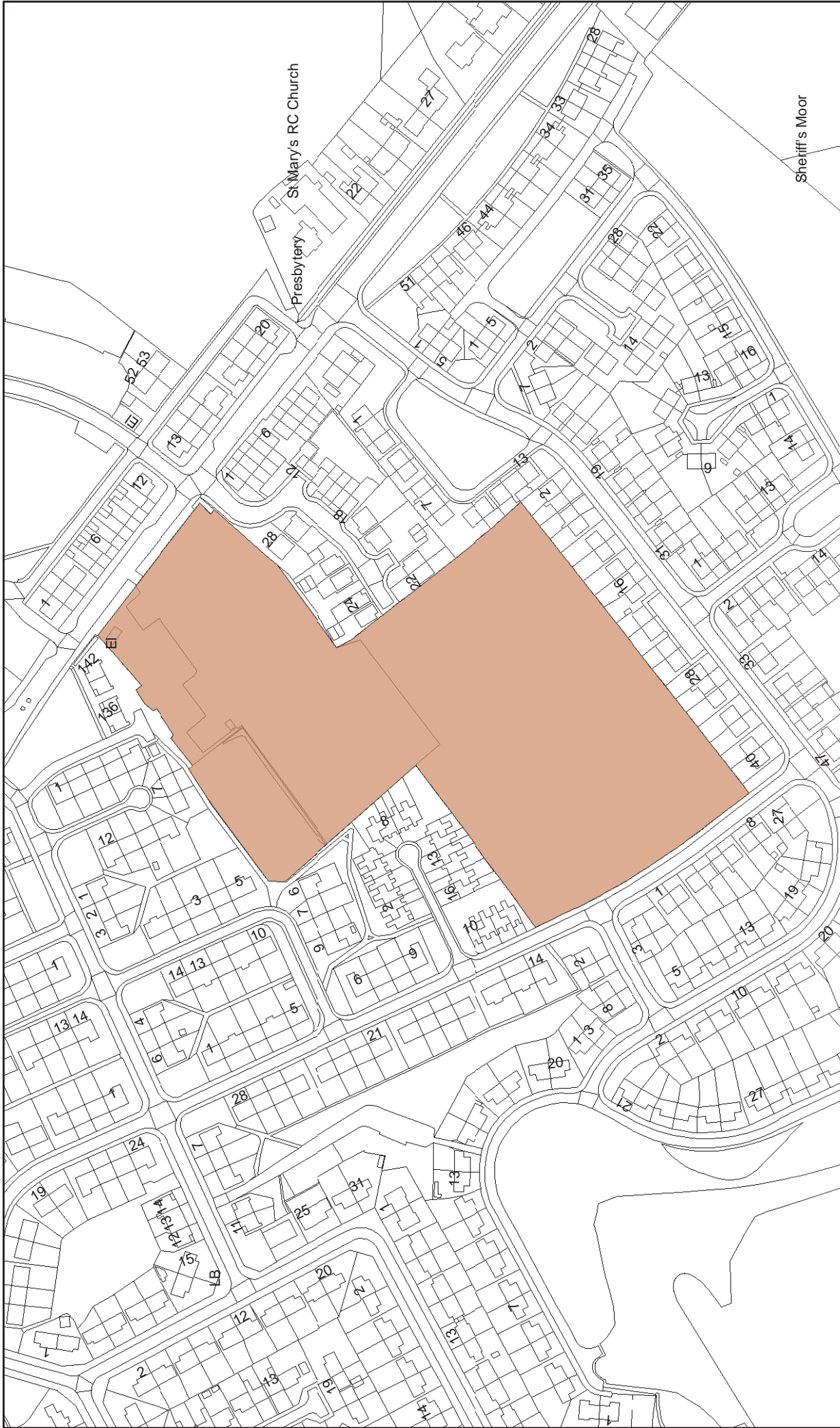
Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 60.

 Low to mid market value area. Limited constraints though to affect site viability. Council owned site being promoted through a Development brief, with developer interest in the site.

Deliverability

Comment on Deliverability: Council owned site identified for disposal. A Development Brief has been prepared identifying capacity of sites 086 and 146 for 75 units. The Development Brief has been out to market and discussions are on going with a developer and nearing completion. Condition of brief is that planning approval has to be gained within 12 months, and start on site within 2 years of gaining planning permission. As such planning application expected for 2018, with first completions expected 20/21.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 086: Former Easington Lane Primary School Building
Contact	North
Scale	Not to Scale
Date	July 2017
Revisions	

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SHLAA Ref No:	087	Site Name:	Former Dubmire Primary School, Britannia Terrace
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	PDL	Capacity:	18
Sieved site?	No	Site area (HA):	0.30
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Site lies within critical drainage area. Low incidence potential of groundwater flooding. Currently provides amenity greenspace.

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:	
							18			
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. Site lies within critical drainage area. Low incidence potential of groundwater flooding. Currently provides amenity greenspace. No other significant issues identified on site.

Availability:

Conclusion on Availability: Available

Comments on Availability: Council owned site identified for disposal and initial discussions with developers have taken place.

Achievability:

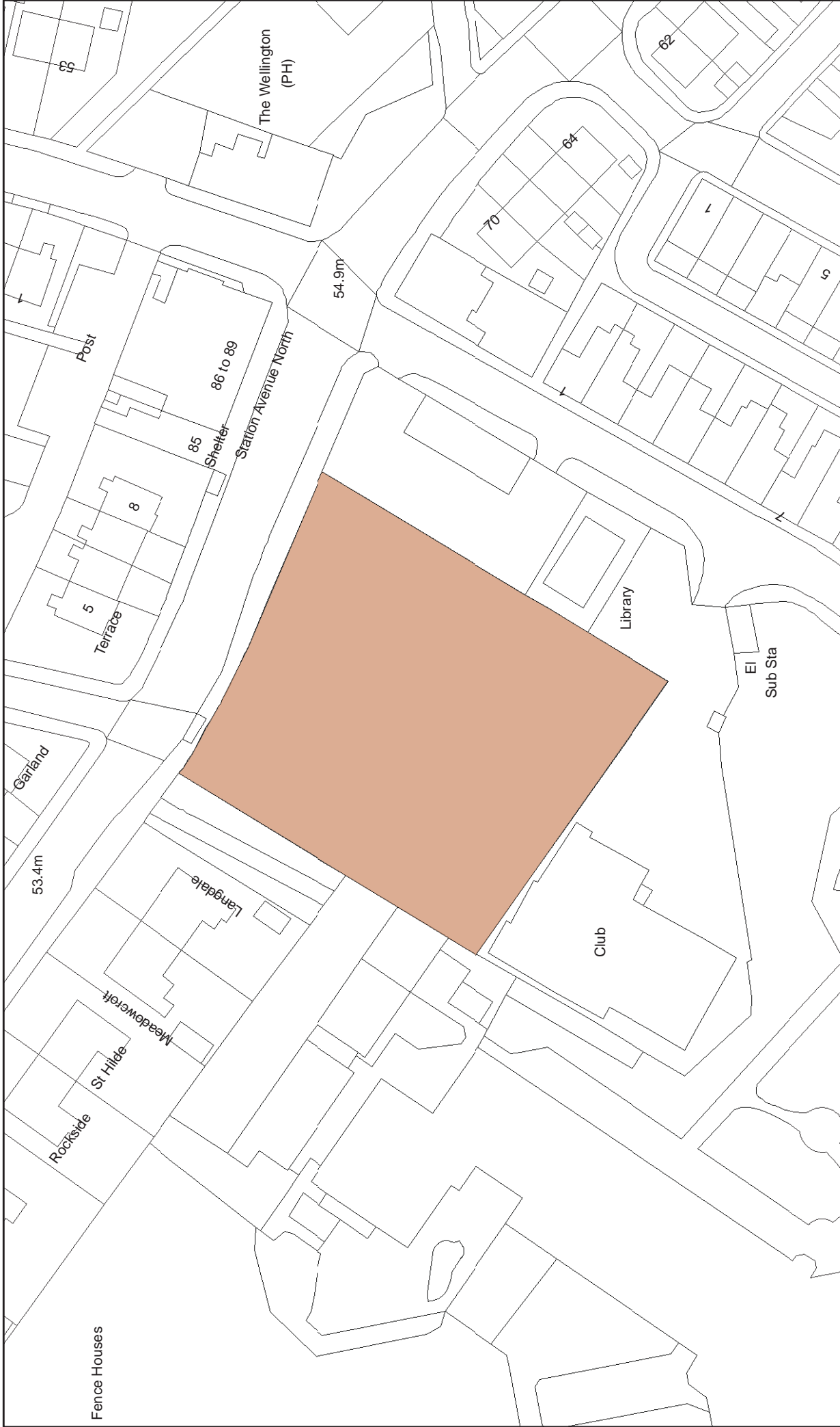
Conclusion on Achievability: Achievable

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. However, the site has generated interest from SME builders and as such is considered achievable.

Deliverability

Comment on Deliverability: The site is considered suitable subject to overcoming on site constraints. The site is available and has interest from developers with planning application anticipated this year (2018). As such the site is considered deliverable within years 1-5.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 087: Former Dubmire Primary School, Britannia Terrace
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	110	Site Name:	Starks Builders yard, Hunter Street
Subarea:	Coalfield		
Ward:	SHINEY ROW		
PDL or greenfield:	PDL	Capacity:	24
Sieved site?	No	Site area (HA):	0.52
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Site is adjacent to a wildlife corridor - impacts to stream/ burn. Lies alongside a Public Right of Way and a Green Infrastructure Corridor. Local archaeological importance. Within a Critical Drainage Area with low incidence potential of groundwater flooding.

Planning History

Planning History 2

Present Planning Status: Permitted – not started
 Planning App No: 16/02259/FUL
 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:	
				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 suitability established through grant of planning permission.

Site is adjacent to a wildlife corridor - impacts to stream/ burn. Lies alongside a Public Right of Way and a Green Infrastructure Corridor. Local archaeological importance. Within a Critical Drainage Area with low incidence potential of groundwater flooding.

Availability:

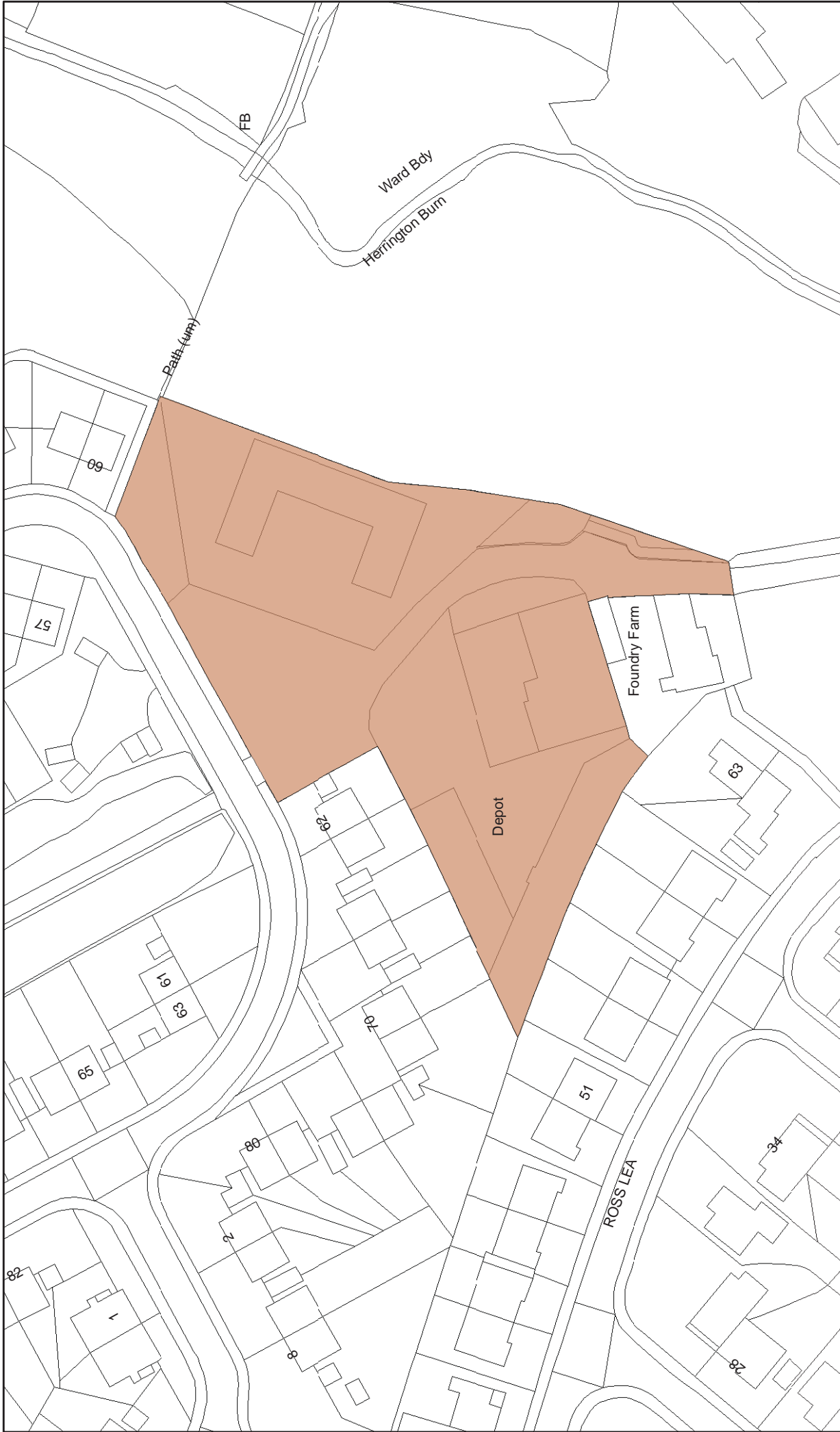
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Brownfield 25
 Site achievability established through grant of Planning Permission.

Deliverability

Comment on Deliverability: Site granted full planning permission 2017, as such first completions expected in 2018/19



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 110: Starks Builders yard, Hunter Street
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	112	Site Name:	Site of former Broomhill Estate.
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Mixed (G15 B85)	Capacity:	128
Sieved site?	No	Site area (HA):	3.90
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Evidence of barn owls and water voles within the vicinity of the site. Potential increased pressure on Hetton Bogs SSSI/ LNR and Local Wildlife Corridor. The site lies adjacent to the alignment of the Hetton Colliery Railway. Adjoins two green infrastructure corridors. New access road from Houghton Road required with improvements. The Hetton Downs and North Road area places further pressure on local school capacity to the north and the Hetton area.

Planning History

Present Planning Status: Lapsed permission
 Planning App No: 12/03140/FUL
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Permitted – not started
 16/01161/FU4

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:
				23	24	24	24	33	
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:

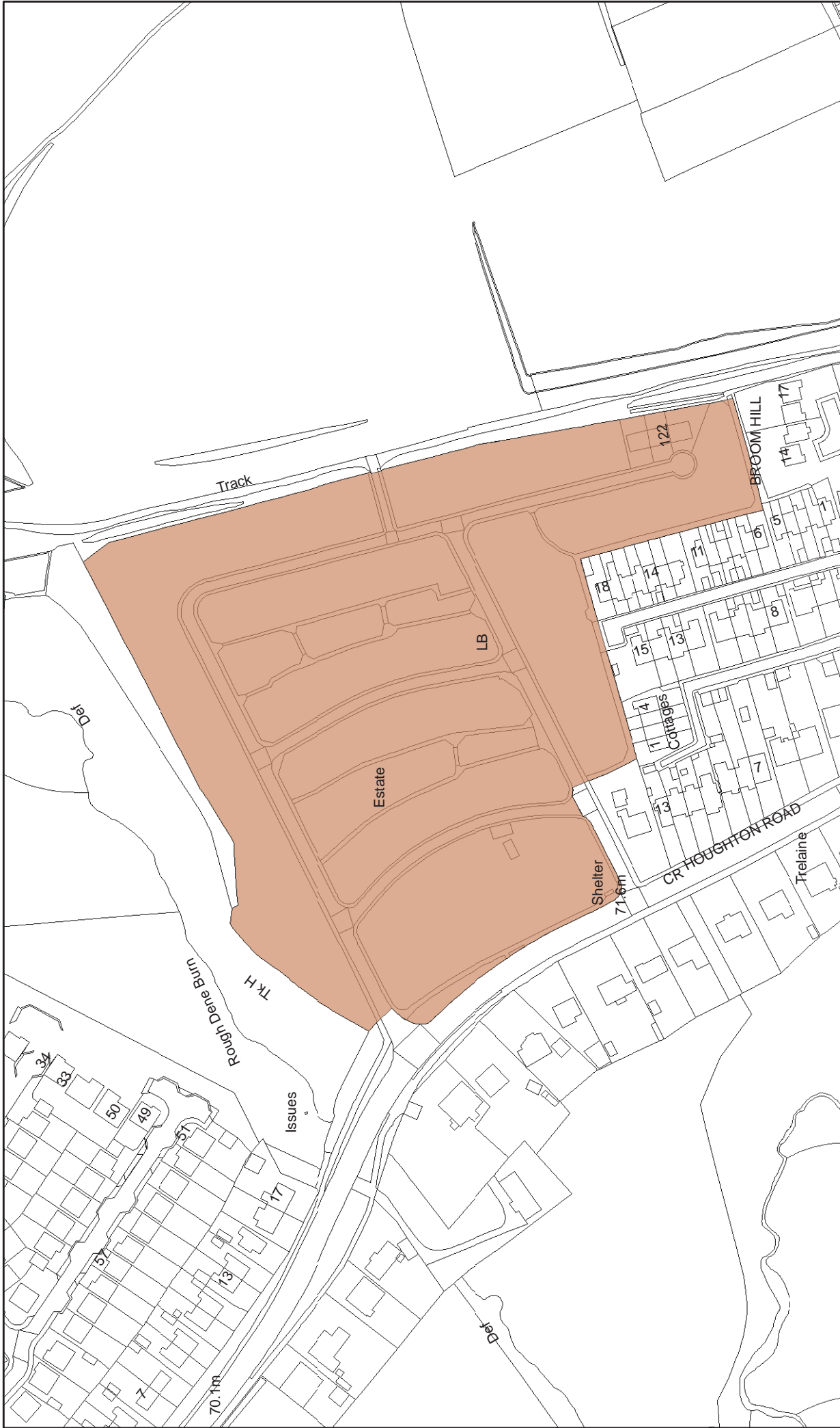
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission.

Achievability:

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

Deliverability

Comment on Deliverability: Sites suitability, availability and achievability established through grant of planning permission. Site is anticipated to start delivery of units on 0-5 years.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 112: Site of former Broomhill Estate.
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	113	Site Name:	Site of Herrington Workingmen's Club
Subarea:	Coalfield		
Ward:	SHINEY ROW		
PDL or greenfield:	PDL	Capacity:	20
Sieved site?	No	Site area (HA):	1.59
Included in Supply?	No	Deliverable/Developable:	6-10 years

Constraints

Tree Preservation Orders present on site. Bats are present within the area. The site outside of the green belt is considered suitable for residential development. Exceptional circumstances would need to be established by an applicant to enable green belt development (or boundary alteration through a review of the Development Plan).

Planning History

Planning History 2

Present Planning Status: No planning status
 Planning App No: 16/00051/P13
 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:	
10	10									

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: The east part of the site is green belt land and not suitable for development. However, if development was restricted to non-Green belt areas then the site would be suitable for development.

Availability:

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

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Greefield 15.
 Viability Assessment Typology indicates that this typology of site is likely to be viable.

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt, unless development was restricted to non-Green Belt areas.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 113: Site of Herrington Workingmen's Club
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	115	Site Name:	Holmelands, land adjacent to - Hawthorn Street
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	PDL	Capacity:	78
Sieved site?	No	Site area (HA):	5.75
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

N/A - permitted under construction

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 14/02833/FUL
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
15/16:	1	0	12	32	33				
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: Yes
 Units Completed: 13

Assessment Information

Suitability:

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

Availability:

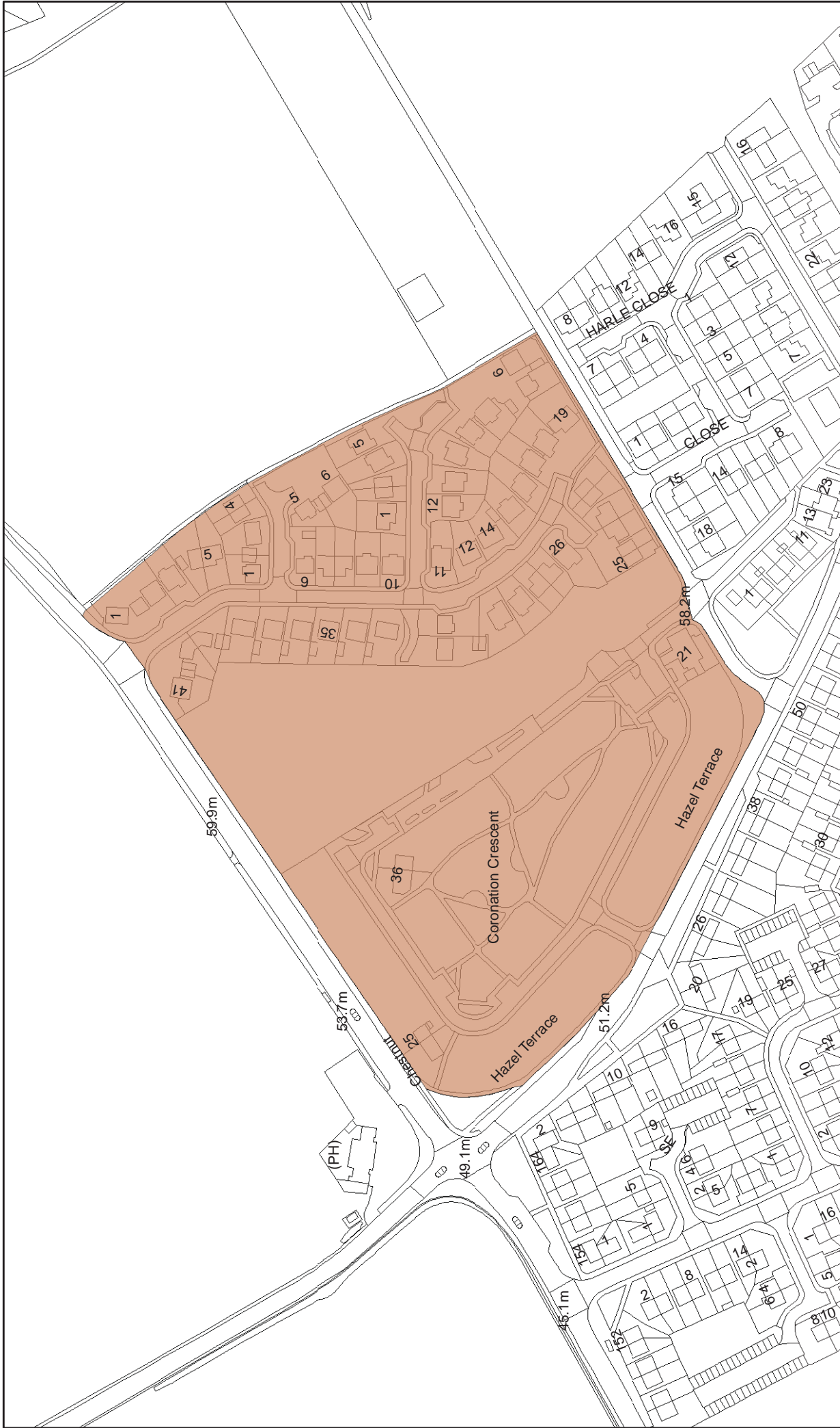
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large brownfield 60
 Site acheivability established through grant of planning permission.

Deliverability

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



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2017
Contact	Site No 115: Holmelands, land adjacent to - Hawthorn Street
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	128	Site Name:	Black Boy Road land at (Site A)
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	140
Sieved site?	No	Site area (HA):	4.78
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

The site forms part of a wildlife corridor. Water body present/priority habitats on site. Increased impact on Rainton Meadows LWS. Forms natural greenspace. Lies within Critical Drainage Area, with low incidence potential of groundwater flooding and 1:30 incidence surface water flooding.

Planning History

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

Planning History 2

Application pending
 16/02123/OU4

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Mitigation required. The site forms part of a wildlife corridor. Water body present/priority habitats on site. Increased impact on Rainton Meadows LWS. Forms natural greenspace. Lies within Critical Drainage Area, with low incidence potential of groundwater flooding and 1:30 incidence surface water flooding.

Availability:

Conclusion on Availability: Available

Comments on Availability: Site available for development with large volume housebuilder interest.

Achievability:

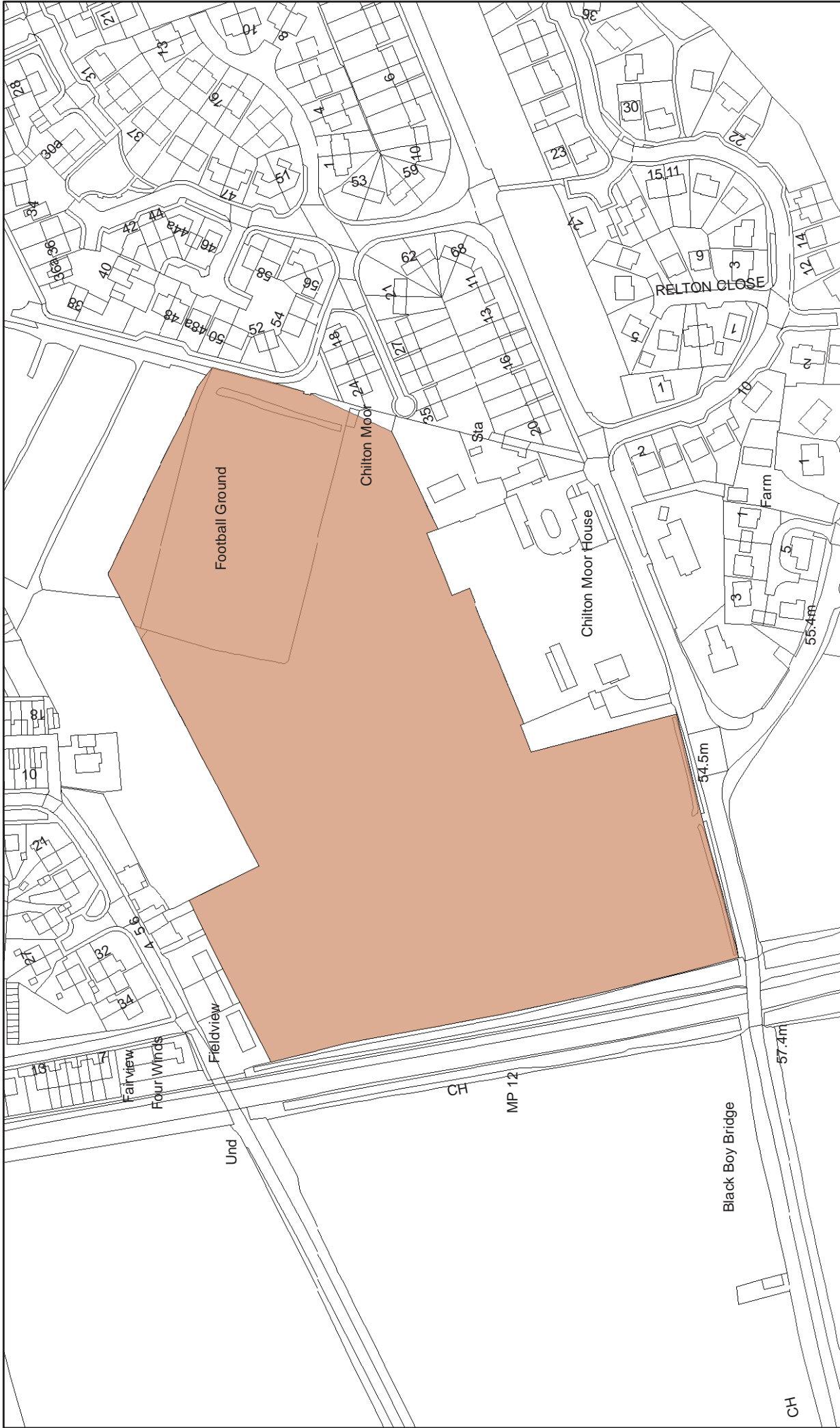
Conclusion on Achievability: Achievable

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

Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate locality towards the slightly lower range for wider area. Site specific considerations (environmental/ecological mitigation, surface water flooding mitigation). No significant abnormal costs identified.

Deliverability

Comment on Deliverability: Outline planning application minded to approve at June 2017 planning committee, subject to signing of S106 agreement. Agreement to be signed summer 2018. Site is considered to be suitable, available and achievable and is forecast to deliver within the 1-5 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 128: Black Boy Road land at (site A)
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	129	Site Name:	Hetton Moor House, Land to rear of - Seymour Terrace
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Greenfield	Capacity:	117
Sieved site?	No	Site area (HA):	6.49
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Grade of agricultural land unknown. Forms part of the Moorsley Magnesian Limestone Escarpment area. The site has proximity to ponds and contains priority habitats and species. The site has been subject to a Woodlant Trust grant for tree planting. Currently provides natural green space and a Public Right of Way.

Planning History

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

Planning History 2

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: The site is not considered suitable for residential development due to significant access, hydrology and biodiversity concerns. The site forms part of the Moorsley Magnesian Limestone Escarpment area. The site has proximity to ponds and contains priority habitats and species. The site has been subject to a Woodland Trust grant for tree planting. Currently provides natural green space and a Public Right of Way.

Availability:

Conclusion on Availability: Available

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

Achievability:

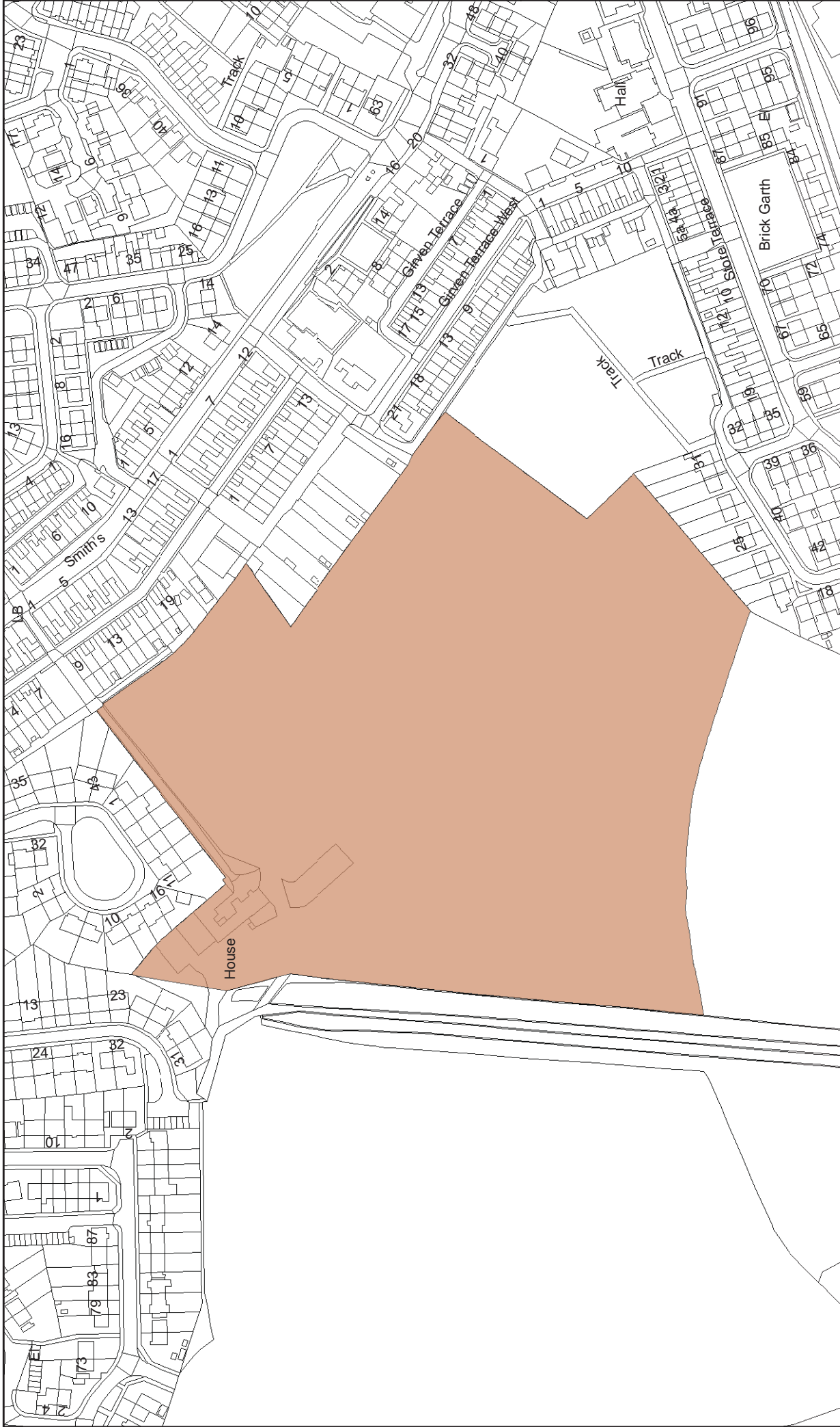
Conclusion on Achievability: Not Achievable


Comment on Achievability: Viability Assessment Typology: Large Greenfield 175

Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate locality towards the slightly lower range for wider area. Site specific considerations (biodiversity, groundwater flooding and access from the local road network). Significant abnormal costs associated with access provision will render the site unviable.

Deliverability

Comment on Deliverability: Site not developable at this point in time due to significant access, hydrology and biodiversity constraints that are expected to affect site viability and achievability.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 129: Hetton Moor House, Land to rear of - Seymour Terrace
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	130	Site Name:	Elemore Golf Club, land adjacent to - Pimlico Road
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Greenfield	Capacity:	58
Sieved site?	No	Site area (HA):	3.51
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Forms part of the Moorsley Magnesian Limestone Escarpment area which is considered to be of higher landscape quality. Agricultural land quality not known. The site has proximity to ponds and contains priority habitats and species. Proximity to LWS. Site forms part of a Green Infrastructure corridor providing natural greenspace and a Public Right of Way.

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: The site is not considered suitable for residential development due to significant hydrology, accessibility and biodiversity constraints. Forms part of the Moorsley Magnesian Limestone Escarpment area which is considered to be of higher landscape quality. Agricultural land quality not known. The site is within proximity to ponds and contains priority habitats and species. Proximity to LWS. Site forms part of a Green Infrastructure corridor providing natural greenspace and a Public Right of Way.

Availability:

Conclusion on Availability: Available

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

Achievability:

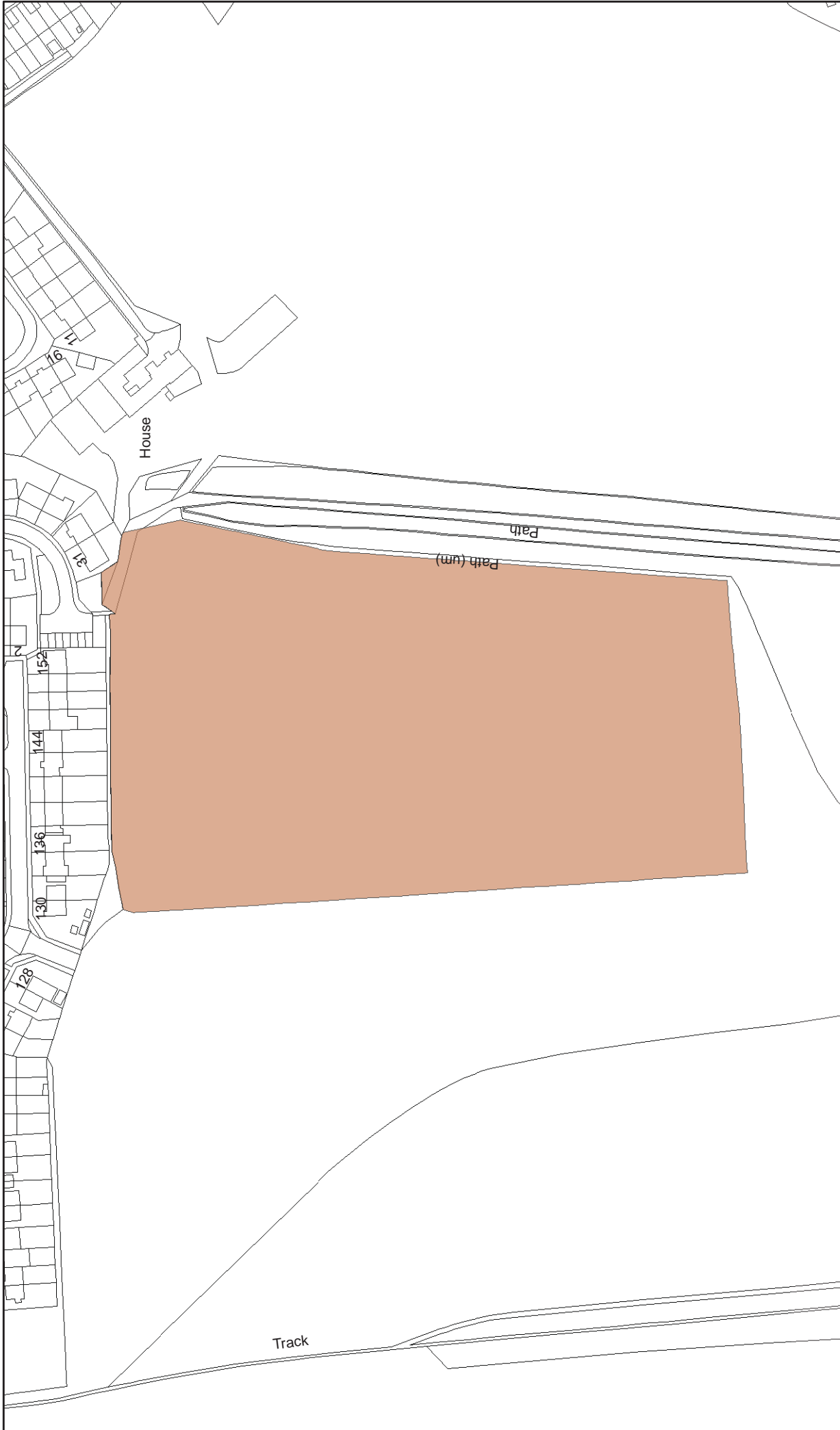
Conclusion on Achievability: Not Achievable

Comment on Achievability: Viability Assessment Typology: Large Greenfield 75

There are a number of constraints affecting the site which have an impact on it viability including biodiversity and its proximity to various habitats, high potential for groundwater flooding and accessibility.

Deliverability

Comment on Deliverability: Significant issues associated with hydrology, accessibility and biodiversity impact upon the site's suitability and achievability and discount this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 130: Elemore Golf Club, land adjacent to - Pimlico Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	131	Site Name:	Southern House Farm, land at - North Road
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Mixed (50/50)	Capacity:	12
Sieved site?	No	Site area (HA):	1.33
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

N/A - permitted under construction

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 10/02420/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	3	2	1	1						
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: Yes
 Units Completed: 10

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability:

Availability:

Conclusion on Availability: Available

Comments on Availability:

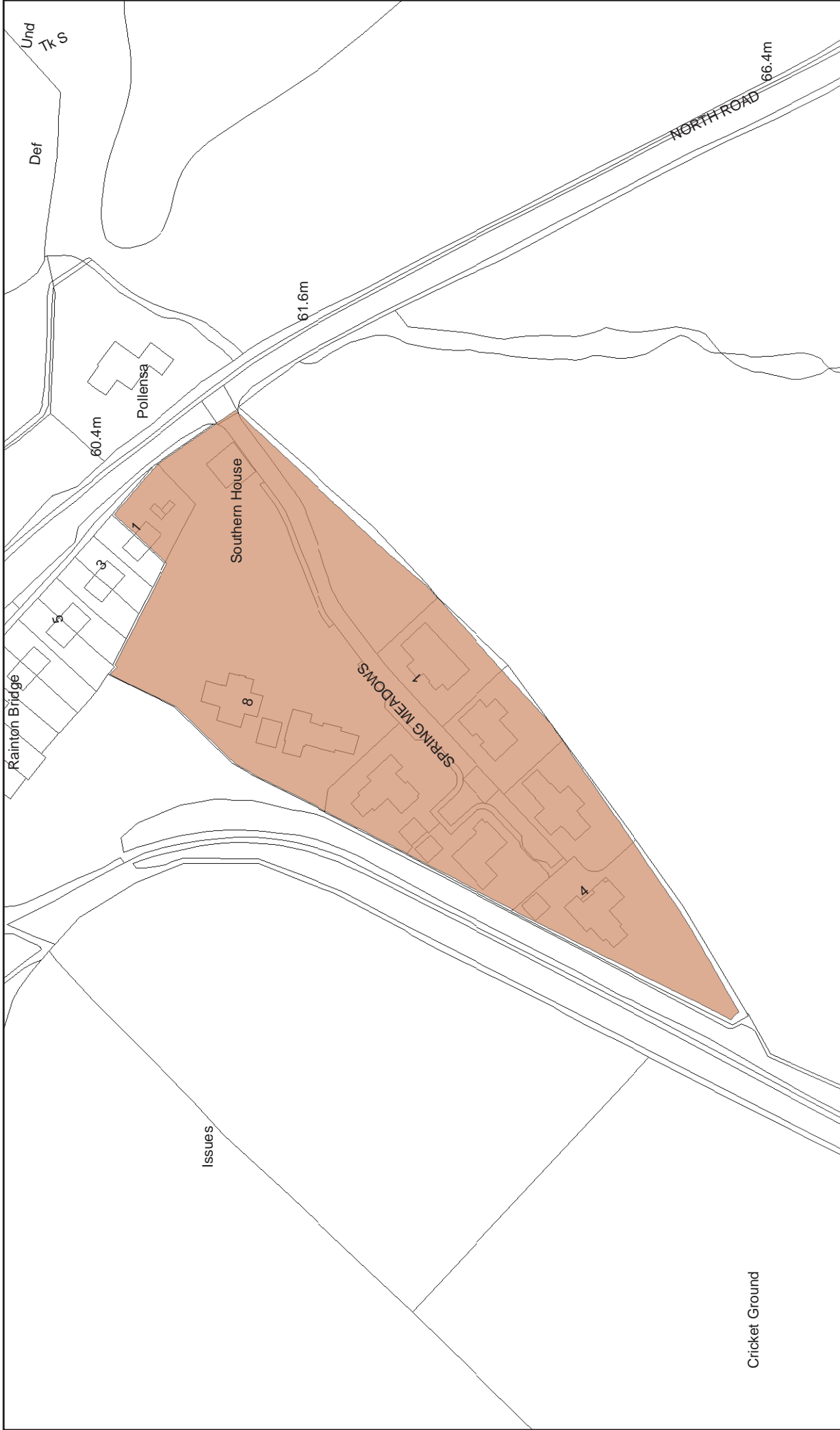
Achievability:

Conclusion on Achievability: Achievable

Comment on Achievability: Viability Assessment Typology: Medium Greenfield 15

Deliverability

Comment on Deliverability: Site initially approved for 8 dwellings and further planning applications approved for additional 4 dwellings, taking site capacity to 12, with 11 complete and 1 expected to be complete 18/19.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 131: Southern House Farm, land at - North Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	134	Site Name:	Football pitch, Colliery Lane
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Greenfield	Capacity:	20
Sieved site?	No	Site area (HA):	0.78
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site is in the vicinity of ponds and water voles. Green Infrastructure corridor. Lies within a Critical Drainage Area and Source Protection Zone with high incidence potential of groundwater flooding.

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. The site is in the vicinity of ponds and water voles. Green Infrastructure corridor. Lies within a Critical Drainage Area and Source Protection Zone with high incidence potential of groundwater flooding. Access issues from Colliery Lane subject to land ownership issues being resolved.

Availability:

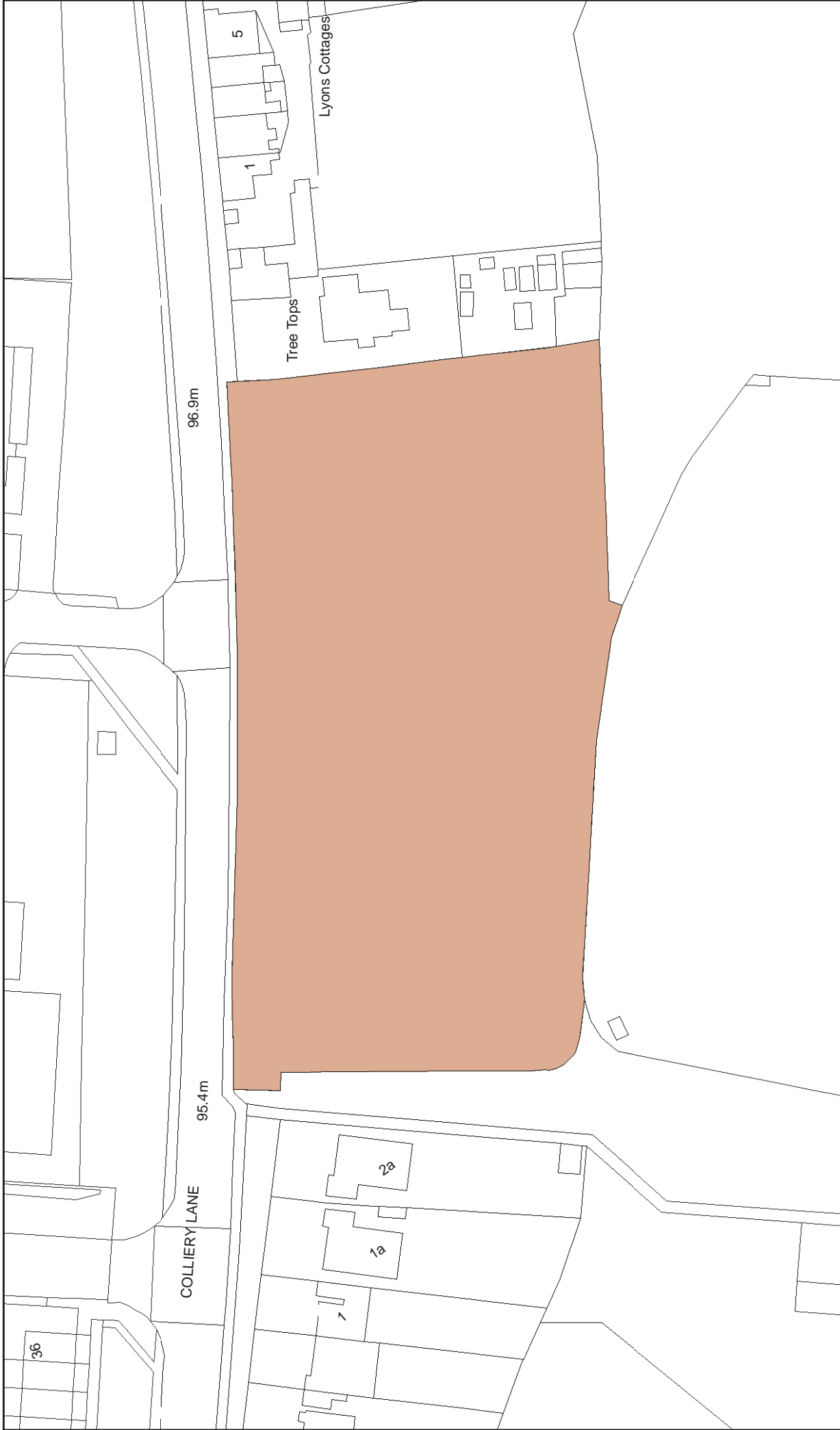
Conclusion on Availability: Not Available
 Comments on Availability: Site transferred to Fire Service for new station and community facility February 2011.


Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Greenfield 15
 Viability Assessment Typology indicates that this typology of site is likely to be viable. However, access issues from Colliery Lane due to land ownership, may result in an abnormal cost which could render the site unviable.

Deliverability

Comment on Deliverability: The site is not available for development at this point in time. In addition, ownership issues require resolution in order to gain suitable access to the site. Until these issues are resolved the site has been assessed as not achievable at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 134: Football pitch, Colliery Lane
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	138	Site Name:	Land at North Road
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Greenfield	Capacity:	300
Sieved site?	No	Site area (HA):	18.70
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Agricultural land quality not known. Development of the site would have a considerable impact on the Green Infrastructure corridor and on natural greenspace. The entire area has close proximity to Hetton Bogs which has European and UK species/habitat protection in relation to ponds Great Crested Newts, water voles, bat roosts and evidence of barn owls. The Hetton Burn provides an important wildlife corridor with links to Hetton Park, Rough Dene Burn, Rainton Bridge and East Rainton.

Planning History

Present Planning Status: Permitted – not started
Planning App No: 11/02362/OUT
Student Accommodation: No
Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Permitted – not started
 17/00806/REM

Completions 2015/16 until 2032/33 figures

Prior to

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

Under Construction: No
Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
Comments on Suitability: Suitability of site established through the grant of outline planning permission for up to 300 dwellings.

Availability:

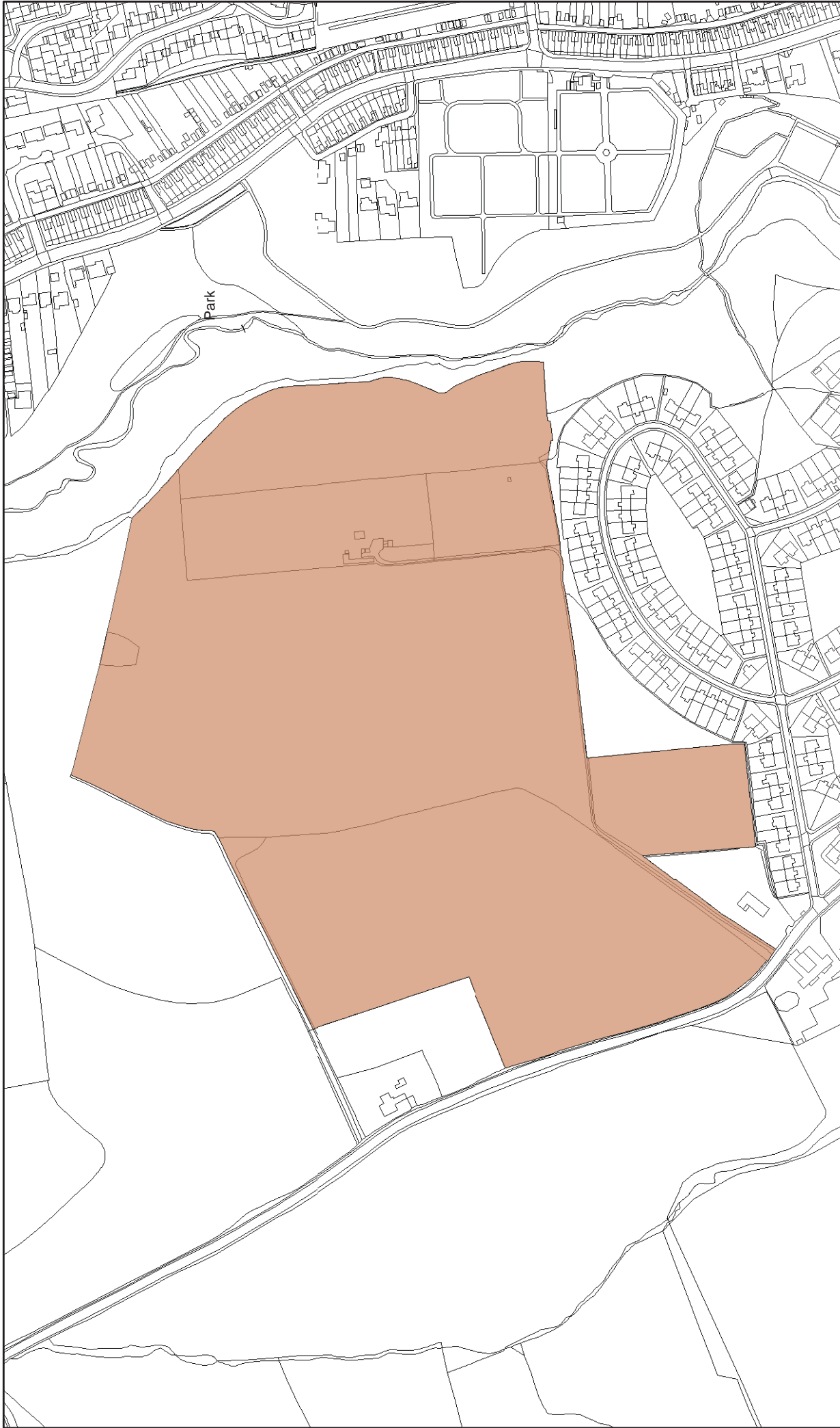
Conclusion on Availability: Available
Comments on Availability: Site availability established through grant of outline planning permission.

Achievability:

Conclusion on Achievability: Achievable
Comment on Achievability: Viability Assessment Typology: Large Greenfield 350.
 Site achievability established through grant of outline planning consent.

Deliverability

Comment on Deliverability: Outline permission granted July 2016, Reserved matters application 300 dwellings approved 2018 As such this site is considered deliverable and could start to deliver units in years 1-5.



Project Sunderland Strategic Housing Land
Availability Assessment - 2017

Scheme Site No 138: Land at North Road

Contact

Scale Not to Scale **Date** July 2017

Drawing No.



Revisions

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SHLAA Ref No:	139	Site Name:	South Lodge Farm, North Road
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Greenfield	Capacity:	156
Sieved site?	No	Site area (HA):	10.40
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Part of a wildlife corridor with evidence of priority species on or in the vicinity of the site, especially beside the stream. The site is located in proximity of a SSSI/LNR and forms a major part of a Green Infrastructure corridor linking Hetton Bogs with the open countryside of the Magnesian Landscape Escarpment.

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: The site is not considered suitable for development due to the detrimental impact on the Settlement Break and open countryside as well as significant access, hydrology and biodiversity constraints. Part of a wildlife corridor with evidence of priority species on or in the vicinity of the site, especially beside the stream. The site is located in proximity of a SSSI/LNR and forms a major part of a Green Infrastructure corridor linking Hetton Bogs with the open countryside of the Magnesian Landscape Escarpment.

Availability:

Conclusion on Availability: Available

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

Achievability:

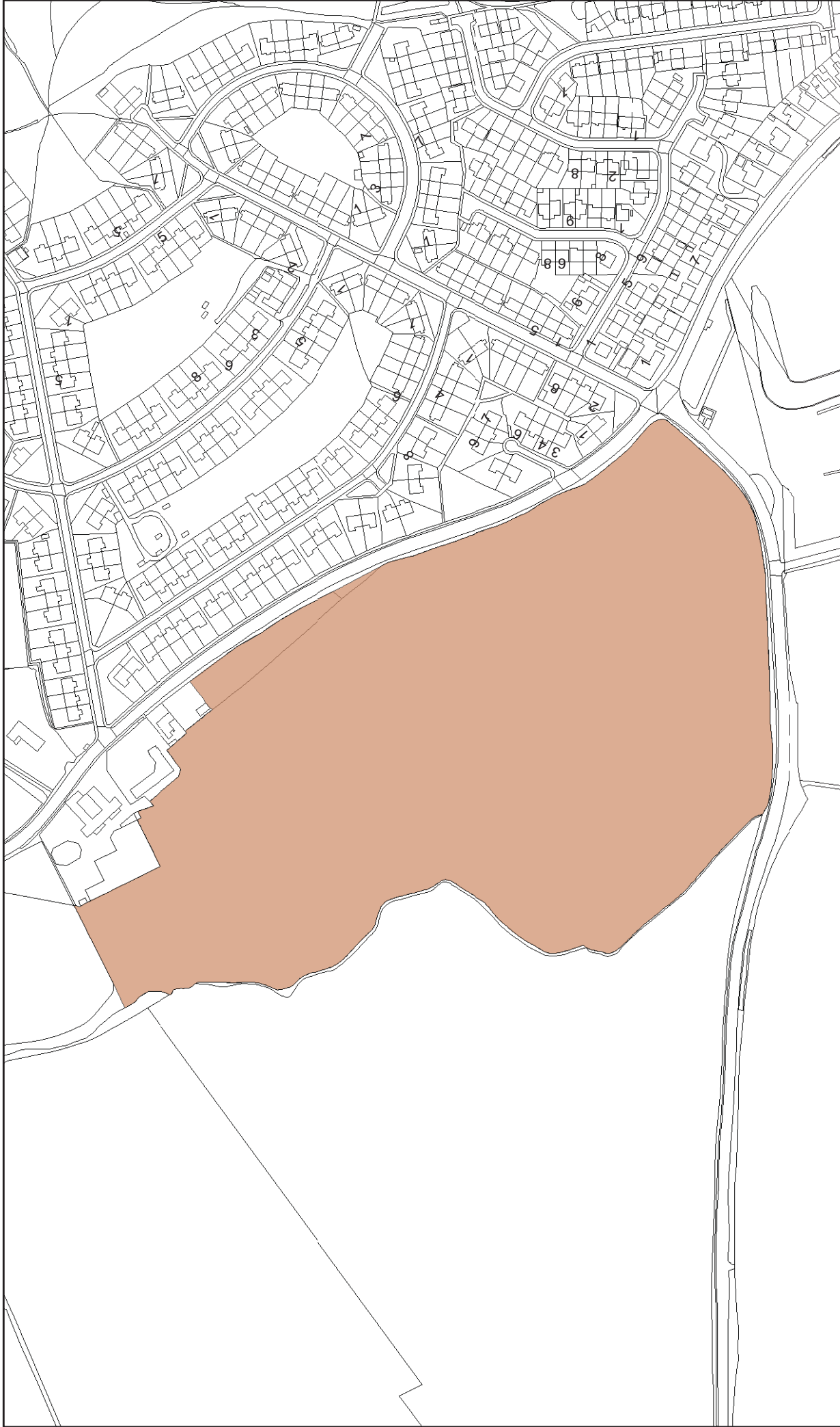
Conclusion on Achievability: Not Achievable

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

The site has some major constraints that would require significant mitigation such as biodiversity, flooding and green infrastructure.

Deliverability

Comment on Deliverability: Significant issues associated with hydrology, accessibility and biodiversity impact upon the site's suitability and achievability and discount this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 139: South Lodge Farm, North Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	140	Site Name:	Land off Hazard Lane
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Greenfield	Capacity:	77
Sieved site?	Yes	Site area (HA):	4.10
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Lies within a wildlife corridor acting as a buffer for the stream. Evidence of priority species on or in the vicinity of the site. The site partly forms natural greenspace and is part of a Green Infrastructure corridor.

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: Sieved Site
 Comments on Suitability: Greenfield site in the open countryside.

Not considered suitable for residential development due to access/impact on open countryside, hydrology, biodiversity, agricultural land quality and road access issues. Lies within a wildlife corridor acting as a buffer for the stream. Evidence of priority species on or in the vicinity of the site. The site partly forms natural greenspace and is part of a Green Infrastructure corridor.

Availability:

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

Achievability:

Conclusion on Achievability: Sieved Site
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 75.

The site has a number of constraints affecting the site that would require significant mitigation including biodiversity, agricultural land, flooding and access issues.

Deliverability

Comment on Deliverability: Greenfield site in the open countryside. Sieved site. Significant issues associated with hydrology, accessibility and biodiversity impact upon the site's suitability and achievability and discount this site from Sunderland's housing supply at this point in time.



Project Sunderland Strategic Housing Land
Availability Assessment - 2017

Scheme Site No 140: Land off Hazard Lane

Contact

Scale Not to Scale **Date** July 2017

Drawing No.



North

Revisions

Sunderland City Council

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SHLAA Ref No:	141	Site Name:	Site of former Boys Club and allotment, Hetton Lyons
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Mixed (G60 B40)	Capacity:	22
Sieved site?	No	Site area (HA):	0.65
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Lies within a wildlife corridor with evidence of priority species on or in the vicinity of the site. Potential recreational impact on LWS. The site is partially made up of allotments forming part of a Green Infrastructure corridor linking Hetton Lyons to Easington Lane. Lies within a Critical Drainage Area and Source Protection Zone, with medium incidence potential of groundwater flooding and evidence of 1:30 incidence 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: Mitigation required. Lies within a wildlife corridor with evidence of priority species on or in the vicinity of the site. Potential recreational impact on LWS. The site is partially made up of allotments forming part of a Green Infrastructure corridor linking Hetton Lyons to Easington Lane. Lies within a Critical Drainage Area and Source Protection Zone, with medium incidence potential of groundwater flooding and evidence of 1:30 incidence surface water flooding.

Availability:

Conclusion on Availability: Available

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

Achievability:

Conclusion on Achievability: Not Achievable

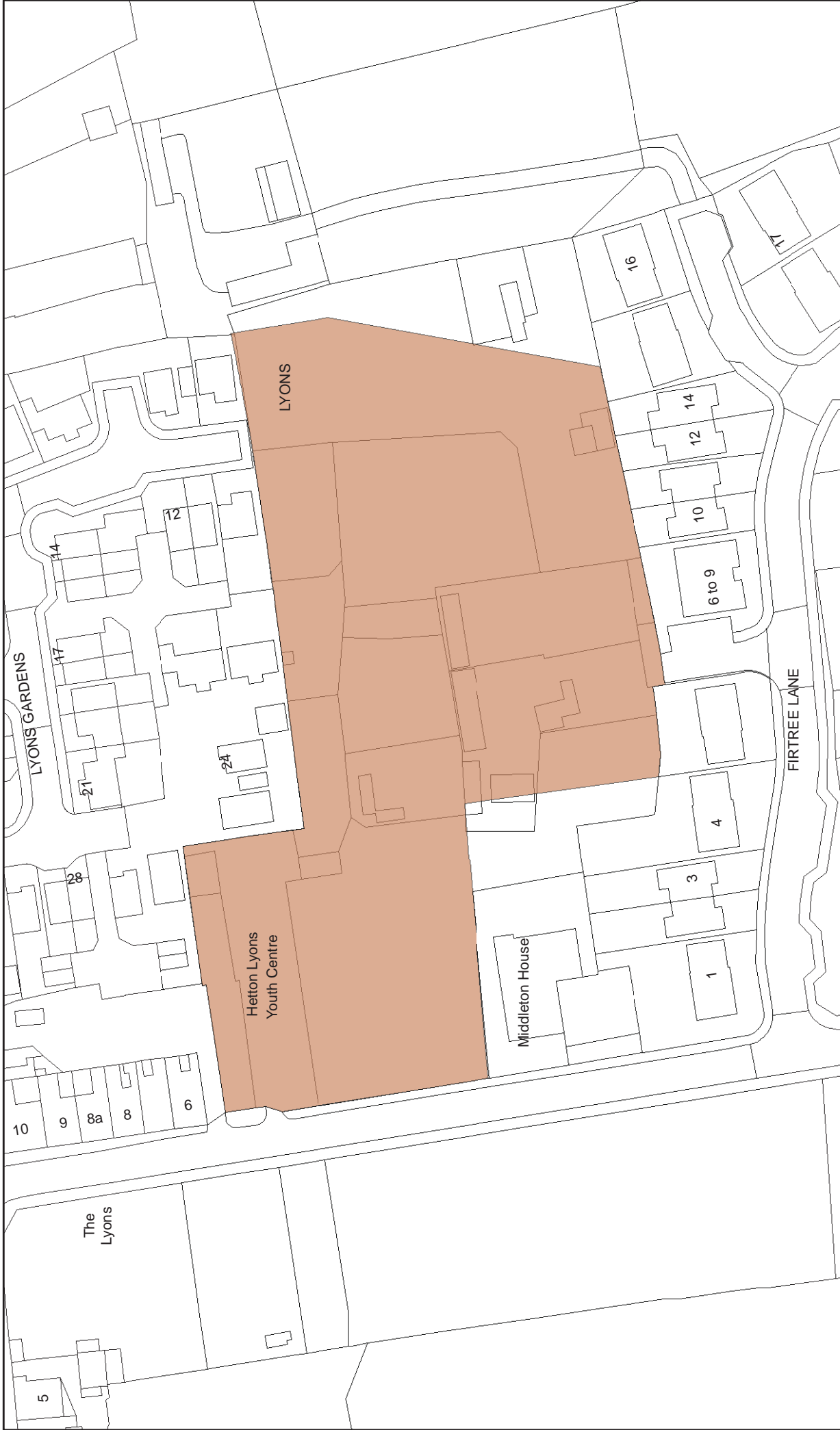
Comment on Achievability: Viability Assessment Typology: Medium Brownfield 25

Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (incidence of surface water and groundwater flooding, impact on priority species, proximity to LWS, Green Infrastructure corridor, within critical drainage area and source protection zone). Abnormal costs may be associated with surface water flooding and coal shafts which may require significant engineering solutions to make the site feasible for housing.

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 141: Site of former Boys Club and allotment, Hetton Lyons
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	142	Site Name:	Former Chilton Moor Cricket Club, Black Boy Road
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	45
Sieved site?	No	Site area (HA):	1.12
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Former cricket field, now forms natural greenspace. Lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.

Planning History

Planning History 2

Present Planning Status: Permitted – not started
 Planning App No: 15/00691/OUT
 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:	
						15	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: Site suitability established through grant of outline planning permission. Mitigation required. Former cricket field, now forms natural greenspace. Lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Available

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

Achievability:

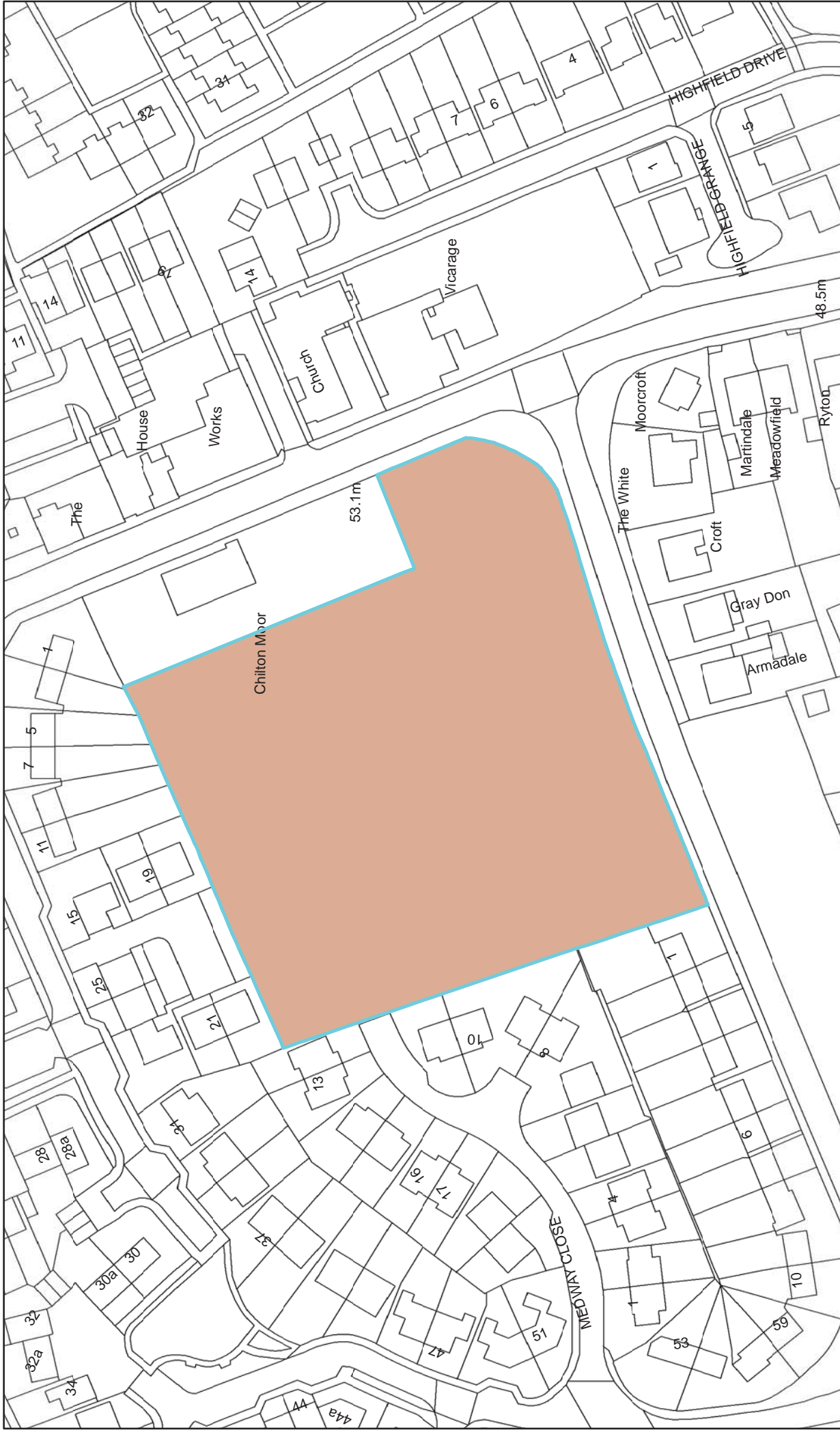
Conclusion on Achievability: Achievable


Comment on Achievability: Viability Assessment Typology: Medium Greenfield 35.

Site achievability established through grant of planning permission. Site specific issues (access from Black Boy Road requires improvements to Front Street junction and surface water flooding requires mitigation)

Deliverability

Comment on Deliverability: Sites suitability, availability and achievability established through grant of planning permission. Subject to the submission and determination of a detailed panning application, delivery of units could be expected in the 0-5 year period.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2017
Contact	Site No 142: Former Chilton Moor Cricket Club,
Scale	Chilton Moor, Houghton-le-Spring
Scale	Not to Scale
Date	January 2018
North	
Revisions	

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SHLAA Ref No:	143	Site Name:	Land to rear of Lyons Cottage
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	PDL	Capacity:	25
Sieved site?	No	Site area (HA):	0.61
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Proximity to ponds, priority species and LWS. Allotments to rear of properties. Lies within a Critical Drainage Area and Source protection Zone. High incidence potential of groundwater flooding.

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. Proximity to ponds, priority species and LWS. Allotments to rear of properties. Lies within a Critical Drainage Area and Source protection Zone. High incidence potential of groundwater flooding.

Availability:

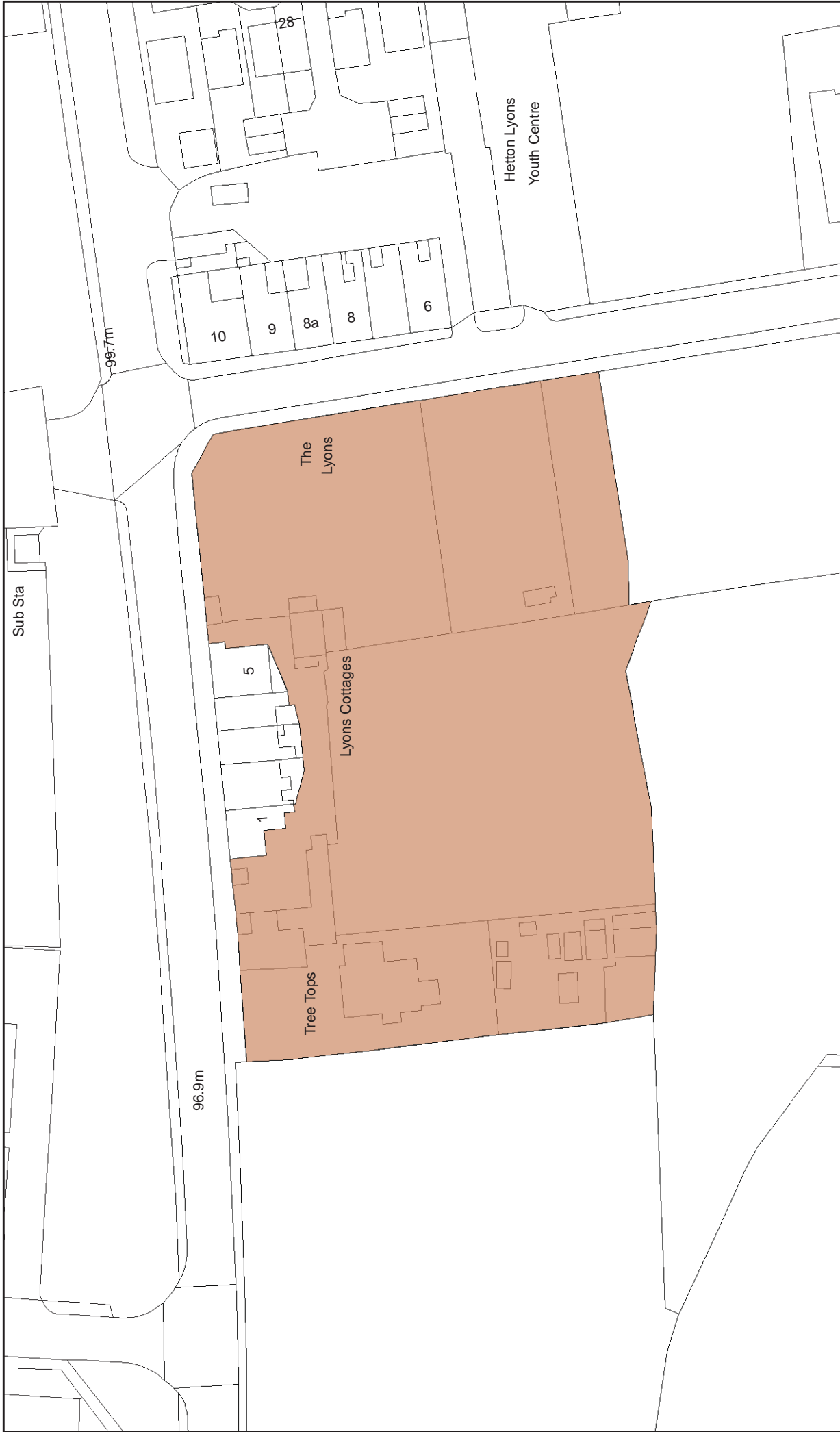
Conclusion on Availability: Available
 Comments on Availability: No known constraints to availability at this point in time.

Achievability:

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

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 143: Land to rear of Lyons Cottage
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	144	Site Name:	Football pitches at Coaley Lane
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	50
Sieved site?	No	Site area (HA):	9.29
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Forms part of a wildlife corridor linking towards Houghton, Philadelphia and Shiney Row. Evidence of priority species adjacent to the site. Site includes grant aided woodland. Potential impact on nearby LWS. The site provides football pitches, natural green space and a Public Right of Way.

Planning History

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

Planning History 2

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: The site is not considered suitable for residential development due to the fundamental impact on the Newbottle - Sedgelych Settlement Break which the 2016 Settlement Break Review proposes to retain. Development on the site would close the Green Infrastructure link between Philadelphia and Houghton. In addition there are issues of hydrology and the loss of sports fields.

Availability:

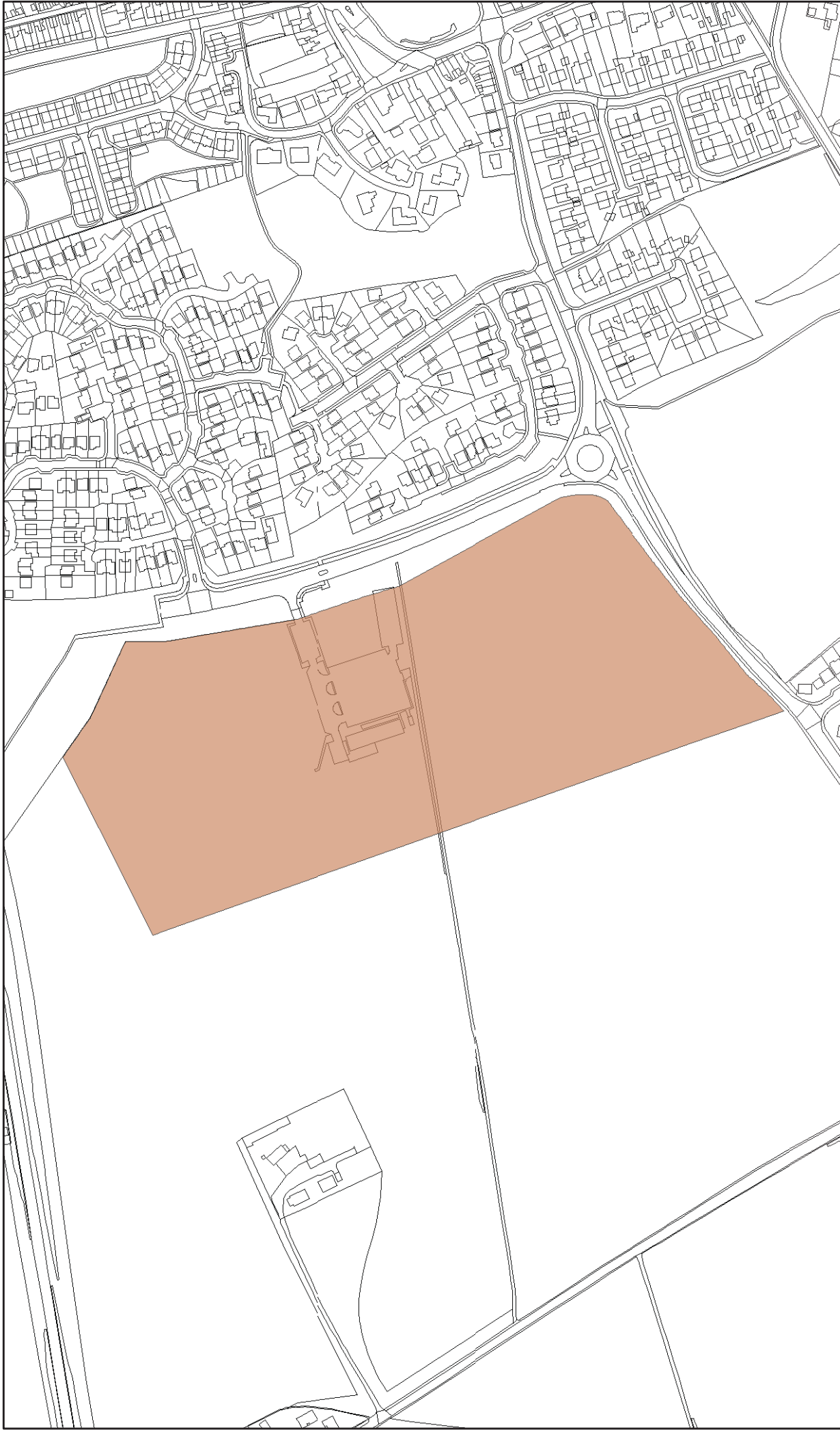
Conclusion on Availability: Not Available
 Comments on Availability: Site currently in use as football pitches for junior football. Site not available at this point in time.

Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 75
 Low to mid market value area, with steady rates of recent delivery and moderate rates of developer interest. Below average prices in immediate area. Site specific considerations (biodiversity, flooding and green infrastructure). Potential abnormal costs associated with relocation of junior football pitches elsewhere, which could impact upon the viability of the site.

Deliverability

Comment on Deliverability: Site not suitable for development. Development would compromise the settlement break between Philadelphia and Houghton and would close the green infrastructure corridor. In addition, the site is currently in use as football pitches and is not available at this point in time. Therefore the site is not considered developable.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 144: Football pitches at Coaley Lane
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	149	Site Name:	Aster Terrace, land at back of
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Greenfield	Capacity:	80
Sieved site?	No	Site area (HA):	1.58
Included in Supply?	Yes	Deliverable/Developable:	6-10 years

Constraints

The site lies adjacent to a wildlife corridor and proposed LWS with evidence of priority species/ habitats on or in the vicinity of the site. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding. Local archaeological significance.

Planning History

Present Planning Status: No planning status
 Planning App No: 15/00249/MNQ
 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:
	20	30	30						
Under Construction:	No								
Units Completed:	0								

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. The site lies adjacent to a wildlife corridor and proposed LWS with evidence of priority species/ habitats on or in the vicinity of the site. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding. Local archaeological significance.

Availability:

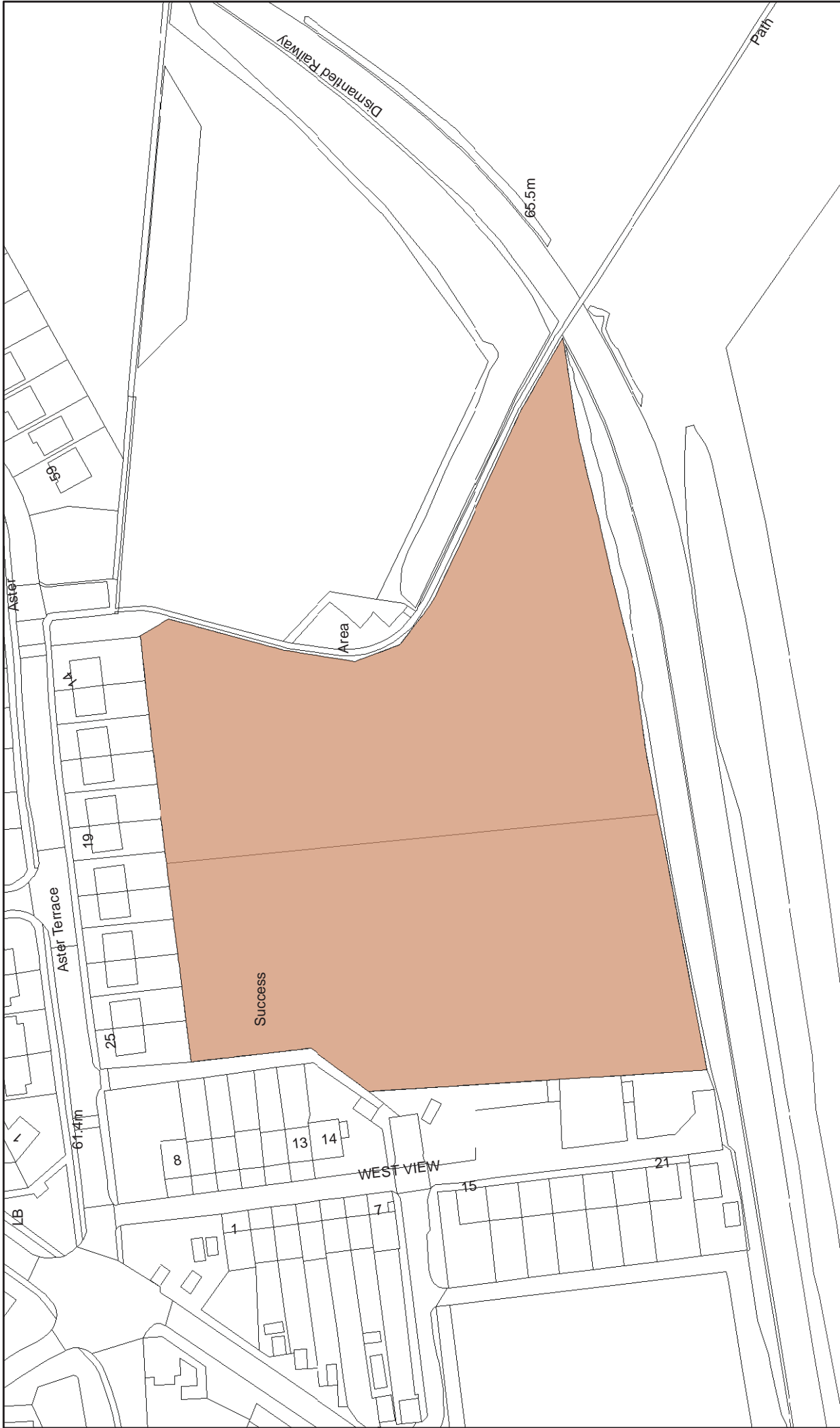
Conclusion on Availability: Available
 Comments on Availability: A council owned site identified for disposal.

Achievability:

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

Deliverability

Comment on Deliverability: A council owned site identified for disposal. Site lies adjacent to a wildlife corridor and proposed LWS with evidence of priority species/ habitats on or in the vicinity of the site, which will require consideration and mitigation where appropriate to deliver the site. Development brief to be out to market 2018/19 with preferred developer to be on site within 2 years of this. Anticipated completions within years 6-10.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 149: Land at back of Aster Terrace
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	150	Site Name:	Land adjacent Newbottle Primary School and former community centre, Houghton Road
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Mixed (G50 B50)	Capacity:	17
Sieved site?	No	Site area (HA):	0.53
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site lies just outside of the Newbottle Conservation Area and across the road from the Grade II listed Cellar Hill House. Existing green space which is linked to a green infrastructure corridor. Lies within a Critical Drainage Area and Source Protection Zone. Low incidence potential of groundwater flooding.

Planning History

Present Planning Status: Completed
 Planning App No: 16/01097/FU4
 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:	
			17							
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site suitability established through grant of planning permission. Mitigation required. The site lies just outside of the Newbottle Conservation Area and across the road from the Grade II listed Cellar Hill House. Existing green space which is linked to a green infrastructure corridor. Lies within a Critical Drainage Area and Source Protection Zone. Low incidence potential of groundwater flooding. School capacity issues.

Availability:

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

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Brownfield 15
 Site acheivability established through grant of planning permission.

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Delivery of units forecast in 0-5 years.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 150: Land adjacent Newbottle Primary School and former community centre, Houghton Road North
Contact	
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	181	Site Name:	Land west of Houghton Road, Hetton
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Greenfield	Capacity:	298
Sieved site?	Yes	Site area (HA):	11.70
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Adjacent to ancient woodland and protected trees which require appropriate buffer zones. Lower Grade 3B agricultural land. Direct and indirect impact on Hetton Bogs SSSI and Local Nature Reserve and Hetton Houses wood LWS. The site forms part of the Hetton Burn wildlife corridor and the site would have an adverse impact on a variety of protected/priority species. Evidence of some pollutants and waste site. The southern part of the site includes natural greenspace and is part of a green infrastructure corridor.

Planning History

Present Planning Status: Application pending
 Planning App No: 18/00202/HYB
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
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: The site is not considered suitable for residential development due to the fundamental impact on the Settlement Break land and proximity to Hetton Bogs SSSI/LNR as well as biodiversity, green infrastructure and hydrology impacts.

Adjacent to ancient woodland and protected trees which require appropriate buffer zones. Lower Grade 3B agricultural land. Direct and indirect impact on Hetton Bogs SSSI and Local Nature Reserve and Hetton Houses wood LWS. The site forms part of the Hetton Burn wildlife corridor and the site would have an adverse impact on a variety of protected/priority species. Evidence of some pollutants and waste site. The southern part of the site includes natural greenspace and is part of a green infrastructure corridor.

Availability:

Conclusion on Availability: Available

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

Achievability:

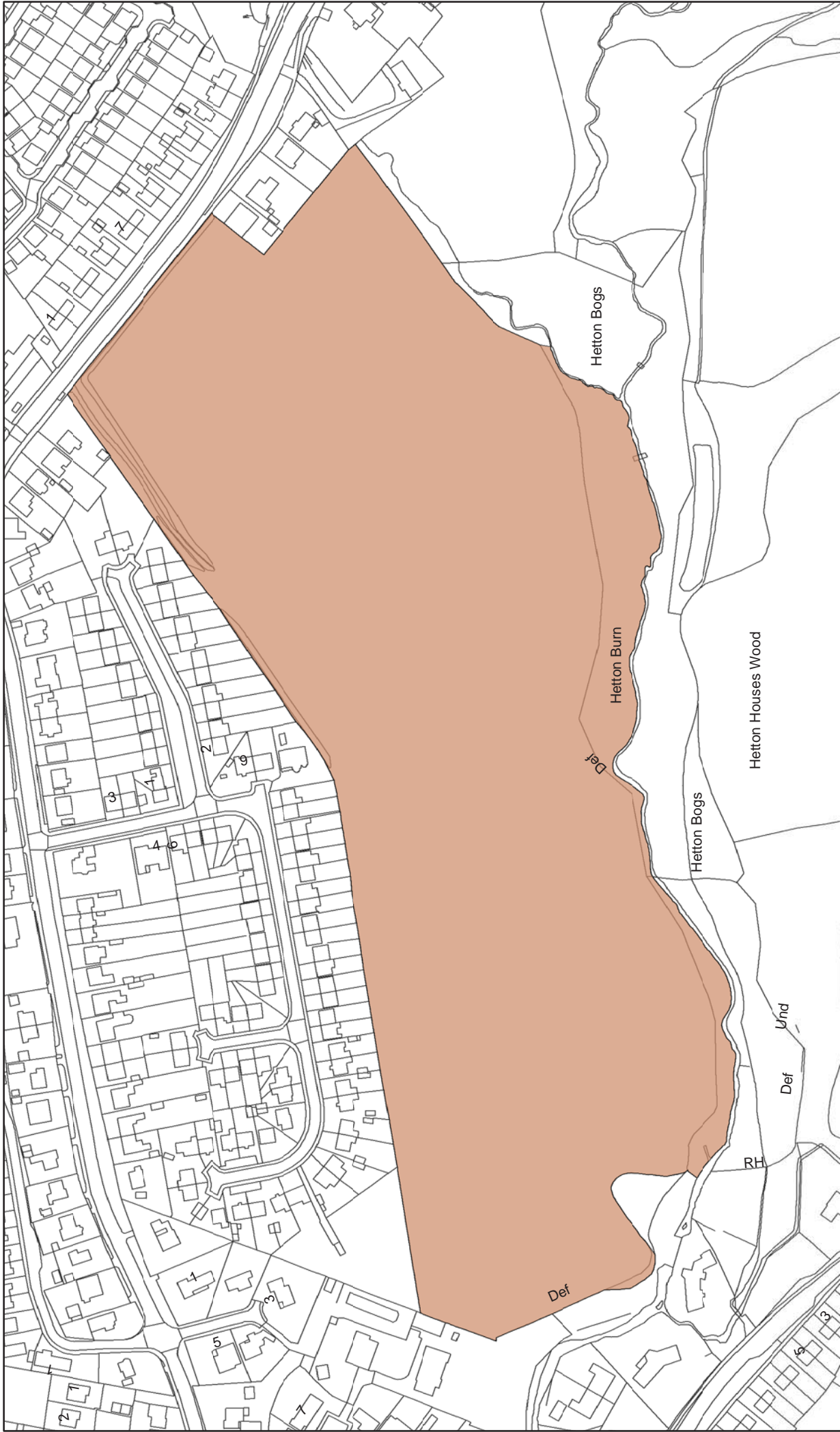
Conclusion on Achievability: Not Achievable


Comment on Achievability: Viability Assessment Typology: Large Greenfield 350

Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate area. Site specific considerations (biodiversity and protected species, Hetton Bogs SSSI/LNR, ancient woodland and protected trees adjacent, buffer zone likely required due to proximity to wildlife SSSI/LNR and ancient woodland designations, net developable area/yield may be reduced). Potential abnormal costs associated with remediation of site.

Deliverability

Comment on Deliverability: Significant issues associated with proximity to Hetton Bogs SSSI/LNR as well as biodiversity, green infrastructure and hydrology impact upon the site's suitability and achievability and discount this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 181: Land north of Hetton Bogs, Hetton Road, Houghton-le-Spring
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	193	Site Name:	SIG Combibloc Limited, Blackthorn Way
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	PDL	Capacity:	158
Sieved site?	No	Site area (HA):	4.83
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Site under construction

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 12/02556/REM
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
15/16:	56	45	31	24	2				
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: Yes
 Units Completed: 132

Assessment Information

Suitability:

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

Availability:

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

Achievability:

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

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 193: SIG Combiloc Limited, Blackthorn Way
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	194	Site Name:	Land at Lambton Lane
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Mixed (G60 B40)	Capacity:	139
Sieved site?	No	Site area (HA):	4.43
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

The site has proximity to ponds, the Moors Burn and proposed LWS with priority species present in the area. Local archaeological significance. Part of the site forms existing natural green space and provides an area of public open space. The area is part of a green infrastructure corridor and a Public Right of Way crosses the land. Part of site affected by Flood Zones. Site lies within Critical Drainage Area, and is subject to 1:30 incidence surface water flooding and low incidence potential of groundwater flooding. Lies within a Coal Referral Area. Land contamination may be possible from previous industrial use.

Planning History

Planning History 2

Present Planning Status:	Application pending
Planning App No:	17/00589/FUL
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:
							10	30	30
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:
30	30	9							
Under Construction:			No						
Units Completed:			0						

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Mitigation required. Mixed site, approximately 60% greenfield and 40% brownfield located on the periphery of Fencehouses. The site is currently allocated as employment land, however, the ELR recommends that the land is no longer used for employment purposes. The site lies within a critical drainage area and coal referral area, and is partly affected by Flood Zones. The site has proximity to ponds, the Moors Burn and proposed LWS with priority species present in the area, which may require mitigation. Part of the site forms existing natural green space and provides an area of public open space. The area is part of a green infrastructure corridor and a Public Right of Way crosses the land. Existing access to the site will require upgrade and improvement. Site size has been reduced due to SFRA.

Availability:

Conclusion on Availability: Available

Comments on Availability: Large volume housebuilder on board.

Achievability:

Conclusion on Achievability: Achievable

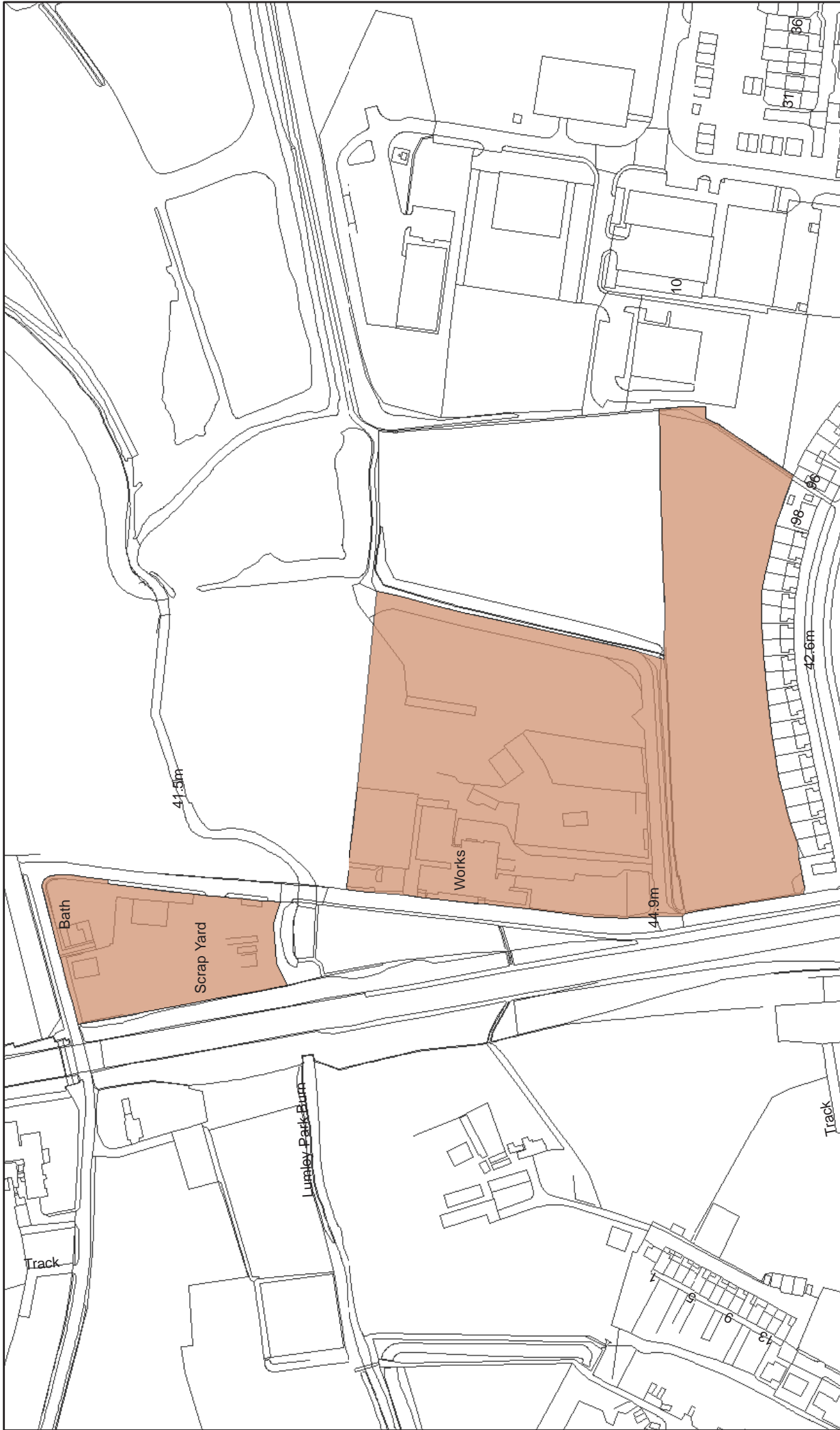
Comment on Achievability: Viability Assessment Typology: Large Greenfield 175.

Existing access to the site needs to be improved. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two form entry school.

Deliverability

Comment on Deliverability:

Subject to site obtaining planning permission in the next 12 months with a consent period of three years, and factoring in in site commencement and preparation timescales, it is expected that this site will deliver units in the last year of 5 year period and bulk within the 6-10 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme Site No	194: Lambton Lane Industrial Estate, Lambton Lane, Houghton-le-Spring, DH4 6HD
Contact	Not to Scale
Scale	Date
	January 2018
	North
	Revisions

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SHLAA Ref No:	197	Site Name:	Land to the east of former Broomhill Estate
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Greenfield	Capacity:	99
Sieved site?	No	Site area (HA):	3.79
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Quality of agricultural land not known. Lies adjacent to the former Hetton Colliery Railway and within the setting of Copt Hill Scheduled Ancient Monument. Direct impact on Rough Dene Burn LWS and wildlife corridor. Impact on priority species in the area. Undulating former land fill site. Forms natural greenspace and green infrastructure corridors.

Planning History

Present Planning Status: Permitted – not started
 Planning App No: 14/00090/FUL
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Application pending
 18/00075/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:	
								30	30	
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	
30	9									

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Site suitability established through grant of planning permission for 102 dwellings. The site forms part of the Settlement Break which could be rounded off north west of Byer Square to the north east corner of Broomhill Estate. However, an appropriate buffer zone must be established to protect Rough Dene Burn LWS.

Availability:

Conclusion on Availability: Available

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

Achievability:

Conclusion on Achievability: Achievable

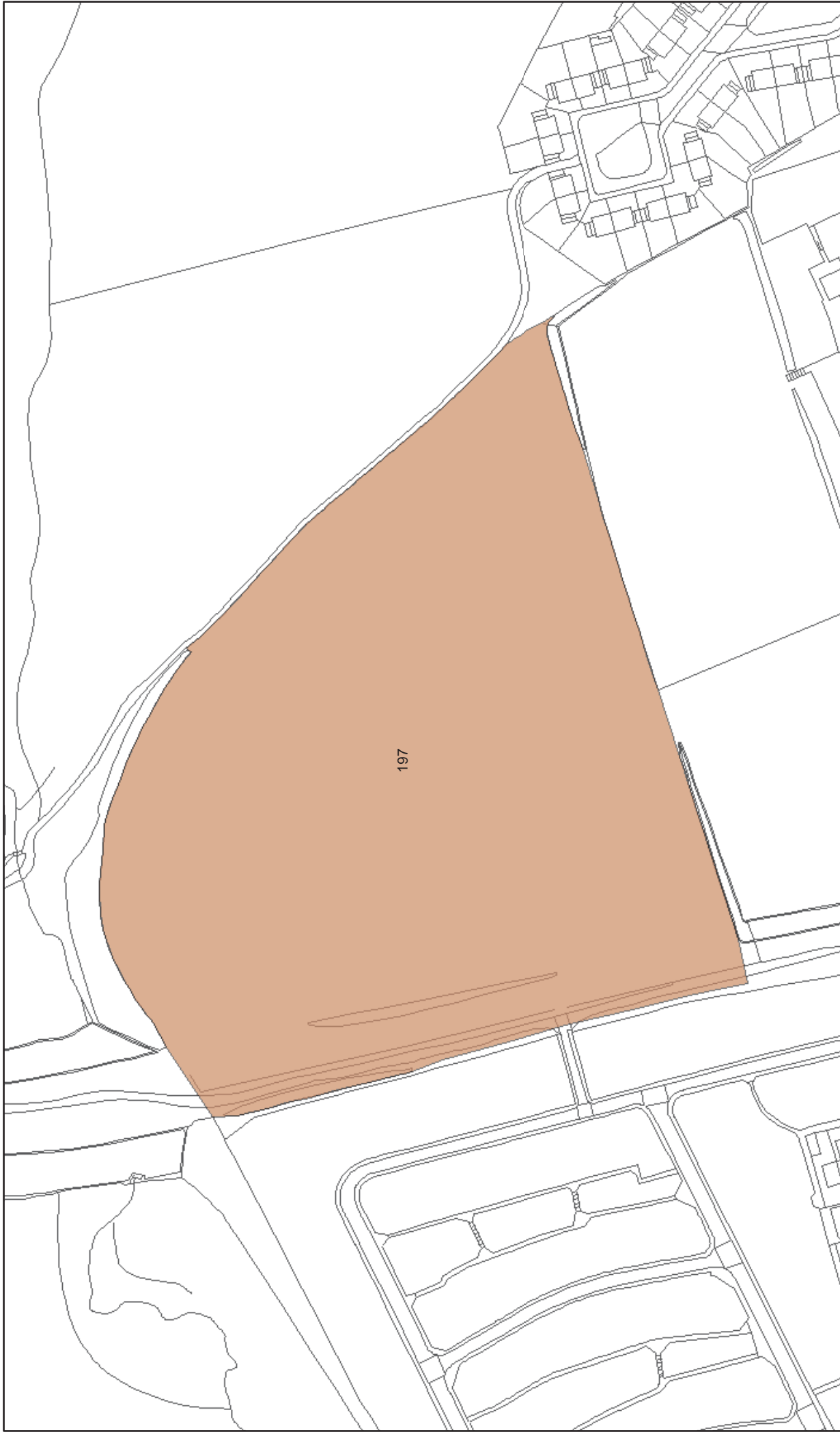
Comment on Achievability: Viability Assessment Typology: Large Greenfield 75.

The approved scheme shows access from the west with a new link road proposed to the south.

Site achievability established through grant of planning permission

Deliverability

Comment on Deliverability: Site's deliverability established through grant of planning permission for 102 dwellings. Further application pending for 99 units, site considered capable of delivering 99 units commencing in the 0-5 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 197: Land east of former Broomhill Estate, Houghton Road, Hetton-le-Hole
Contact	Not to Scale
Scale	Date
	January 2018
	North
	Revisions

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SHLAA Ref No:	230	Site Name:	Rutland Street, Hetton, land rear of
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Greenfield	Capacity:	10
Sieved site?	No	Site area (HA):	0.42
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site lies close to Hetton Bogs SSSI/LNR and LWS which has European and UK species/habitat protection in relation to priority species and habitat. The Hetton Burn provides an important Wildlife Corridor with links to Hetton Park, Rough Dene Burn, Rainton Bridge and East Rainton. The site currently provides buffering to the adjacent LWS. The site comprises an area of public open space that leads into Hetton Park. Lies within a Critical Drainage Area, with medium incidence potential of groundwater flooding, and some surface water flooding. Lies within a Coal Referral Area.

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Significant mitigation required, including establishing a vehicular access. The site lies close to Hetton Bogs SSSI/LNR and LWS which has European and UK species/habitat protection in relation to priority species and habitat. The Hetton Burn provides an important Wildlife Corridor with links to Hetton Park, Rough Dene Burn, Rainton Bridge and East Rainton. The site currently provides buffering to the adjacent LWS. The site comprises an area of public open space that leads into Hetton Park. Lies within a Critical Drainage Area, with medium incidence potential of groundwater flooding, and some surface water flooding. Lies within a Coal Referral Area.

Availability:

Conclusion on Availability: Available

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

Achievability:

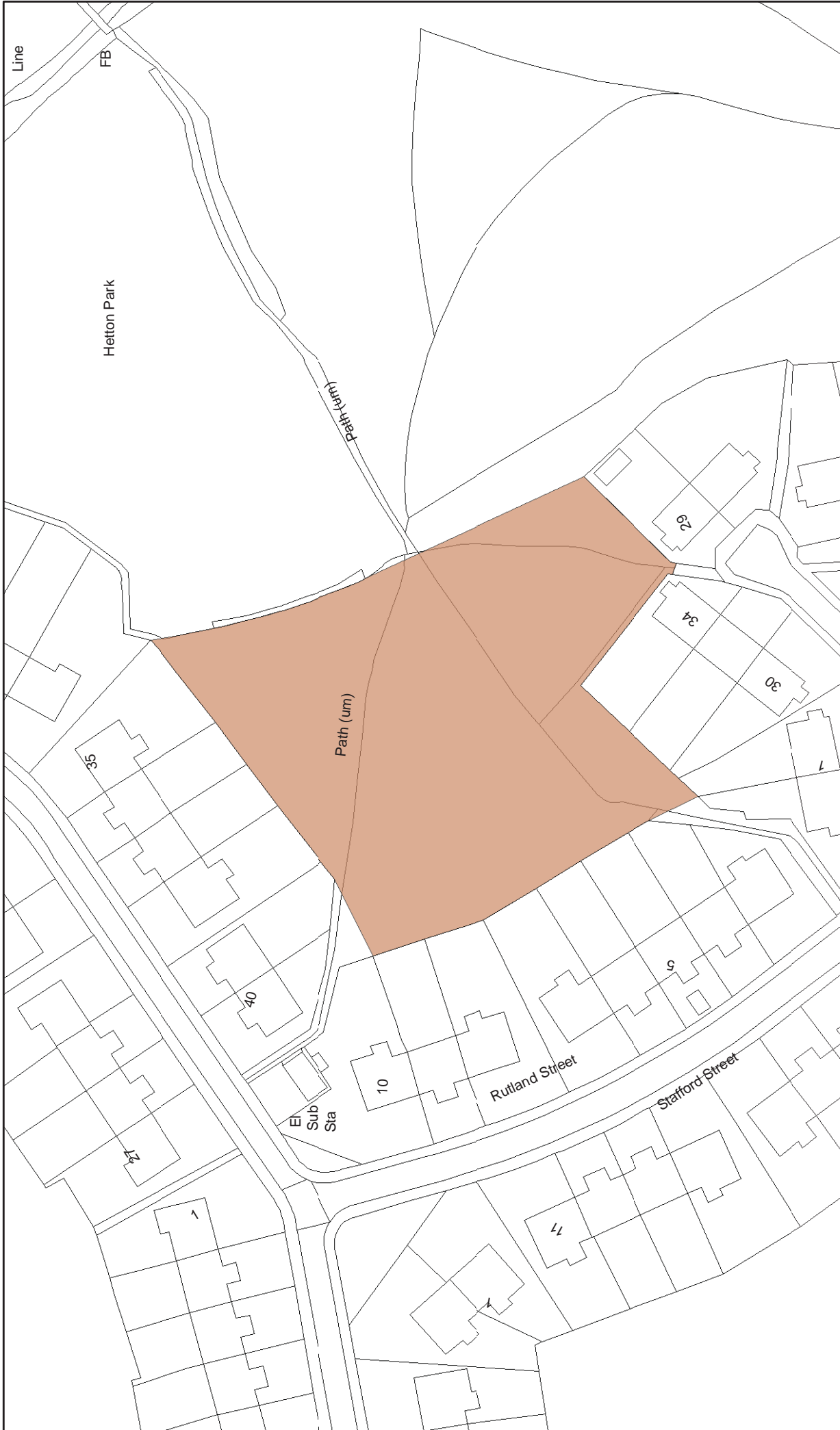
Conclusion on Achievability: Achievable

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

Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Average prices in immediate area. Site specific considerations (significant highway and access improvements, buffer zone likely required due to proximity to SSSI/LNR & LWS, net developable area/yield may be reduced due to proximity to these designations). Potential abnormal costs from enabling site access could impact viability.

Deliverability

Comment on Deliverability: Subject to significant highway and access improvements and buffer zone likely required due to proximity to SSSI/LNR & LWS, the site has the potential to deliver a small housing development. As an appropriate access point can not be identified the site is not currently developable.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 230: Land rear of Rutland Street, Hetton
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	272	Site Name:	North Farm, Warden Law Site 1, land at - Gillas Lane	
Subarea:	Coalfield			
Ward:	COPT HILL			
PDL or greenfield:	Greenfield	Capacity:		
Sieved site?	Yes	Site area (HA):		22.05
Included in Supply?	No	Deliverable/Developable:		NCD

Constraints

The site lies within an area of high landscape and occupies an elevated position that is visible from multiple distant vantage points. Agricultural land quality is not known but there is higher grade land nearby. In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. The site forms part of the Magnesian Limestone landscape and the alignment of the historic Hetton Colliery Railway runs adjacent to the site. The site is situated close to the Warden Law prehistoric burial mound and forms a central part of a Green Infrastructure corridor. In addition there are electricity pylons and a high voltage electricity line run along the edge 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: Sieved Site
 Comments on Suitability: Greenfield site in the open countryside. Fundamental to purposes of Green Belt, to be retained as such

The site lies within an area of high landscape value and occupies an elevated position that is visible from multiple distant vantage points. Agricultural land quality is not known but there is higher grade land nearby. In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. The site forms part of the Magnesian Limestone landscape and the alignment of the historic Hetton Colliery Railway runs adjacent to the site. The site is situated close to the Warden Law prehistoric burial mound and forms a central part of a Green Infrastructure corridor. In addition there are electricity pylons and a high voltage electricity line run along the edge of the site.

Availability:

Conclusion on Availability: Sieved Site
 Comments on Availability: There are no known constraints on the availability of the land at this time

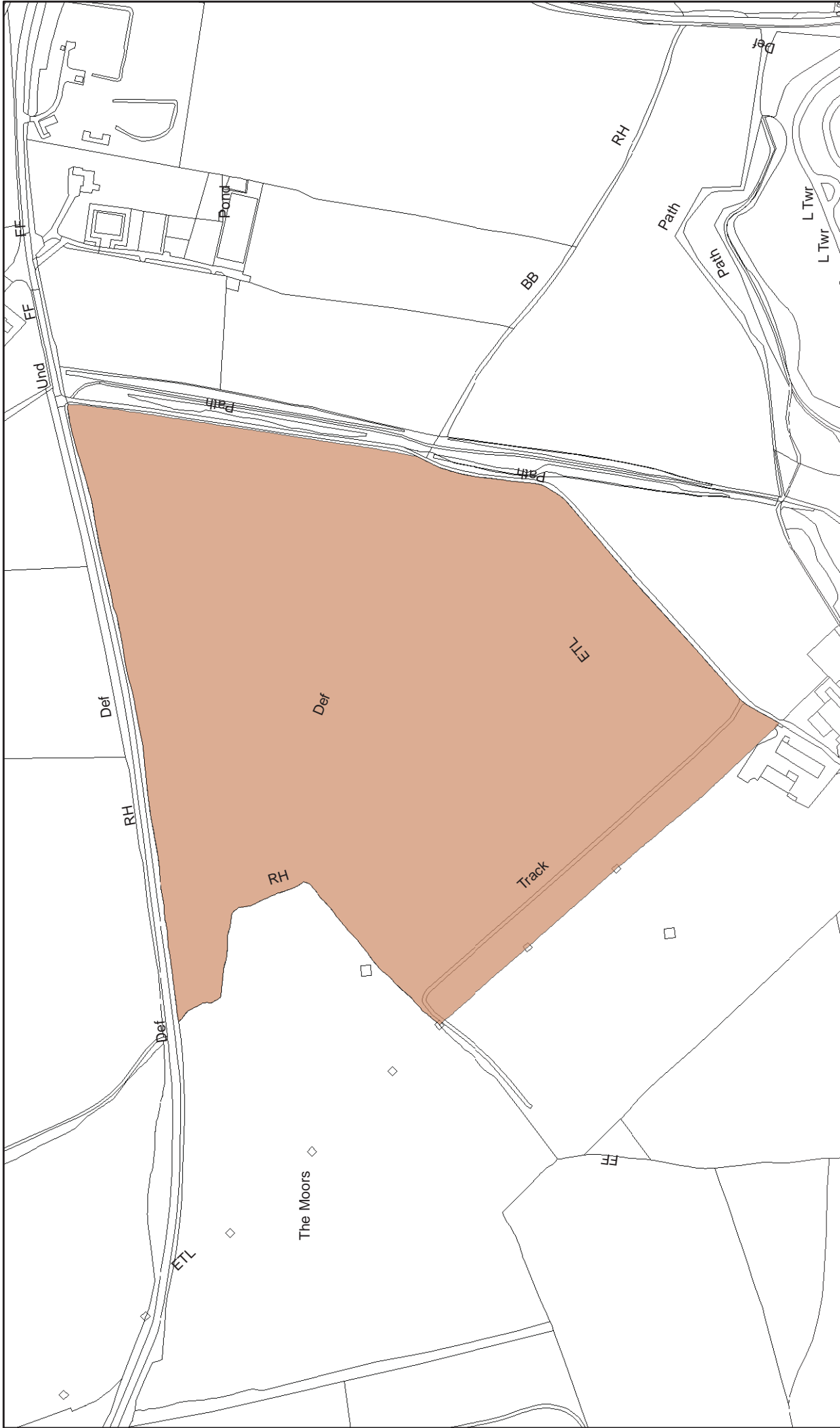
Achievability:

Conclusion on Achievability: Sieved Site
 Comment on Achievability: Viability Assessment Typology: South Ryhope

There are a number of constraints effecting the site that could have an impact on achievability including the presence of electricity pylons

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 272: North Farm, Warden Law Site 1, land at - Gillas Lane
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	273	Site Name:	North Farm, Warden Law Site 2, land at - Gillas Lane
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Greenfield	Capacity:	140
Sieved site?	Yes	Site area (HA):	6.22
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site lies within an area of high landscape and occupies an elevated position that is visible from multiple distant vantage points. Agricultural land quality is not known but there is higher grade land nearby. In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. The site forms part of the Magnesian Limestone landscape and the alignment of the historic Hetton Colliery Railway runs adjacent to the site. The site is situated close to the Warden Law prehistoric burial mound and forms a central part of a Green Infrastructure corridor. In addition there are electricity pylons and a high voltage electricity line run along the edge of the site. It forms a central part of a Green Infrastructure Corridor and also lies beside the Walney to Wear National Cycle Route.

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: sieved site
 Comments on Suitability: Fundamental to purposes of Green Belt, to be retained as such

The site lies within an area of high landscape value and occupies an elevated position that is visible from multiple distant vantage points. Agricultural land quality is not known but there is higher grade land nearby. In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. The site forms part of the Magnesian Limestone landscape and the alignment of the historic Hetton Colliery Railway runs adjacent to the site. The site is situated close to the Warden Law prehistoric burial mound and forms a central part of a Green Infrastructure corridor. In addition there are electricity pylons and a high voltage electricity line run along the edge of the site. It forms a central part of a Green Infrastructure Corridor and also lies beside the Walney to Wear National Cycle Route.

Availability:

Conclusion on Availability: sieved site
 Comments on Availability: There are no known constraints to the availability of the site at this point

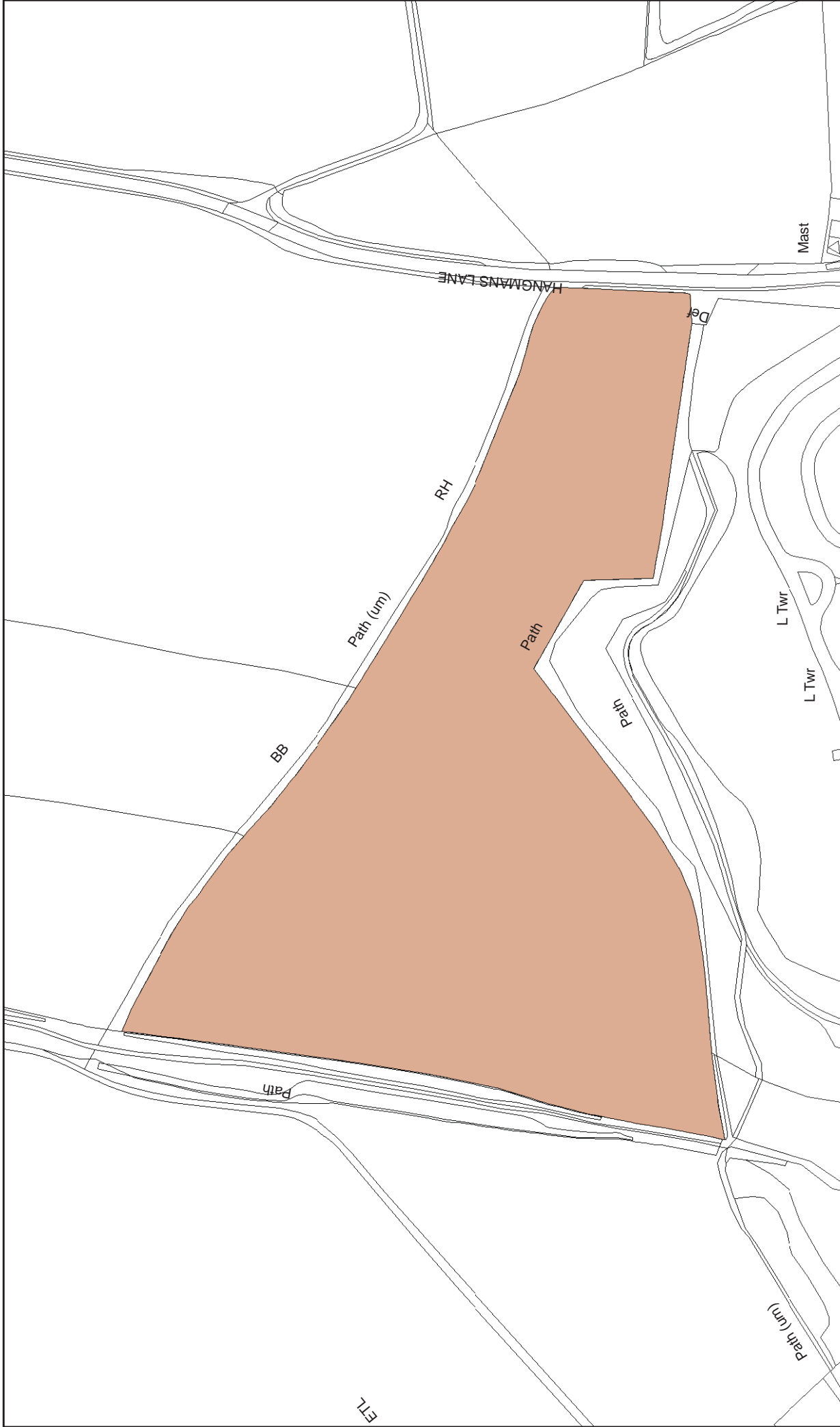
Achievability:


Conclusion on Achievability: sieved site
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 175

There are a number of constraints on the site that potentially effect the achieveability of the site.

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 273: North Farm, Warden Law Site 2, land at - Gillas Lane
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	274	Site Name:	North Farm, Warden Law Site 3, land at - Gillas Lane	
Subarea:	Coalfield			
Ward:	COPT HILL			
PDL or greenfield:	Greenfield	Capacity:		
Sieved site?	Yes	Site area (HA):		7.16
Included in Supply?	No	Deliverable/Developable:		NCD

Constraints

The site lies within an area of high landscape and occupies an elevated position that is visible from multiple distant vantage points. Agricultural land quality is not known but there is higher grade land nearby. In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. The site forms part of the Magnesian Limestone landscape. The site is situated close to the Warden Law prehistoric burial mound and forms a central part of a Green Infrastructure corridor. In addition there are electricity pylons and a high voltage electricity line run through and along the edge 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: Sieved Site
 Comments on Suitability: Greenfield site in the open countryside. Fundamental to purposes of Green Belt, to be retained as such

The site lies within an area of high landscape value and occupies an elevated position that is visible from multiple distant vantage points. Agricultural land quality is not known but there is higher grade land nearby. In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. The site forms part of the Magnesian Limestone landscape. The site is situated close to the Warden Law prehistoric burial mound and forms a central part of a Green Infrastructure corridor. In addition there are electricity pylons and a high voltage electricity line run through and along the edge of the site.

Availability:

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

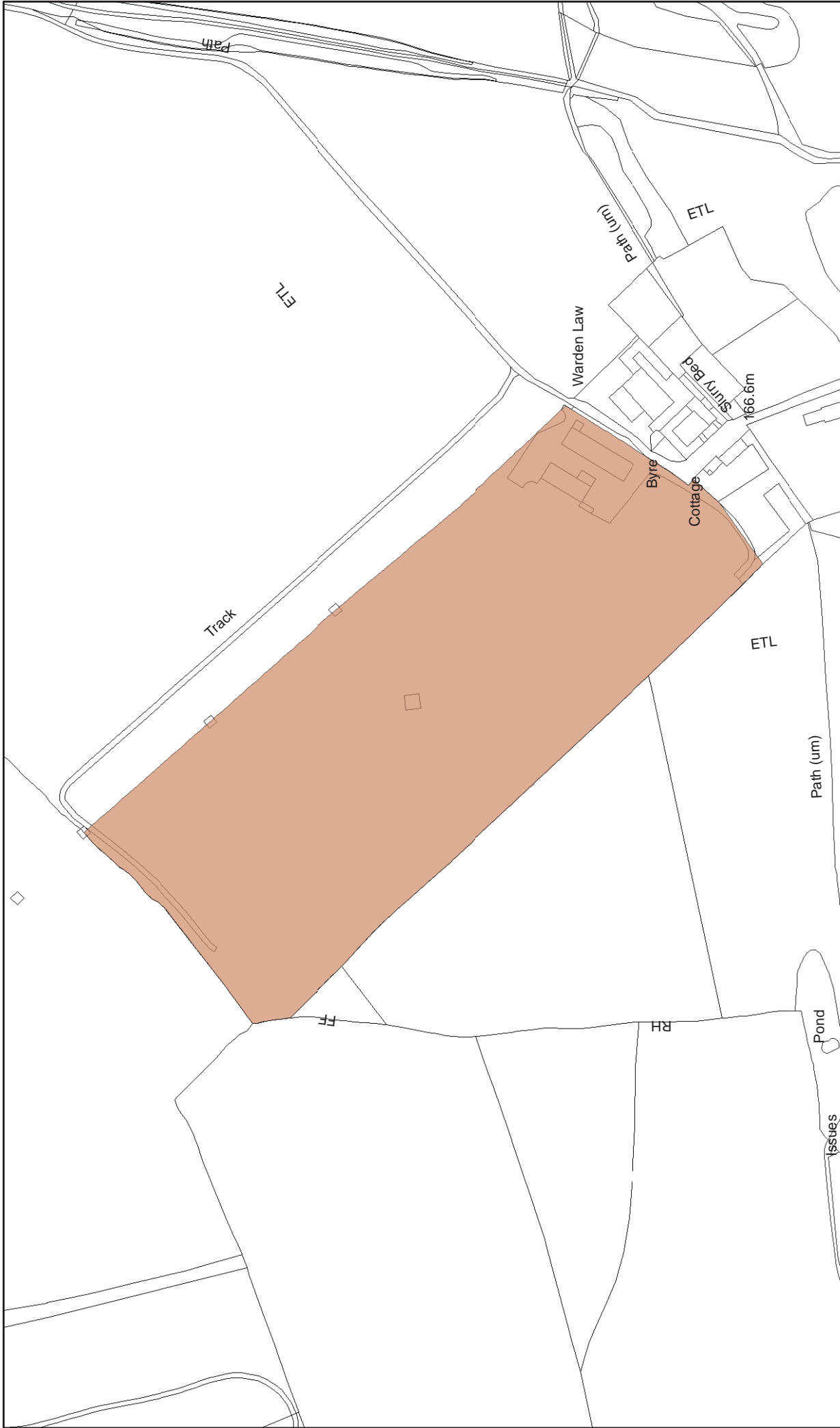
Achievability:

Conclusion on Achievability: Sieved Site
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 175

There are a number of constraints effecting the site that will effect the viability of the site.

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt with site constraints. Greenfield site within the open countryside.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 274: North Farm, Warden Law Site 3, land at - Gillas Lane
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	275	Site Name:	North Farm, Warden Law Site 4, land at - Gillas Lane
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Greenfield	Capacity:	245
Sieved site?	Yes	Site area (HA):	10.91
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site lies within an area of high landscape and occupies an elevated position that is visible from multiple distant vantage points. Agricultural land quality is not known but there is higher grade land nearby. In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. The site forms part of a Green Infrastructure corridor, the Magnesian Limestone landscape and the alignment of the historic Hetton Colliery Railway runs adjacent to the site. The site is situated close to the Warden Law prehistoric burial mound and forms a central part of a Green Infrastructure corridor. In addition there are electricity pylons and a high voltage electricity line run through the centre 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: Sieved Site
 Comments on Suitability: Greenfield site in the open countryside. Fundamental to purposes of Green Belt, to be retained as such

Availability:

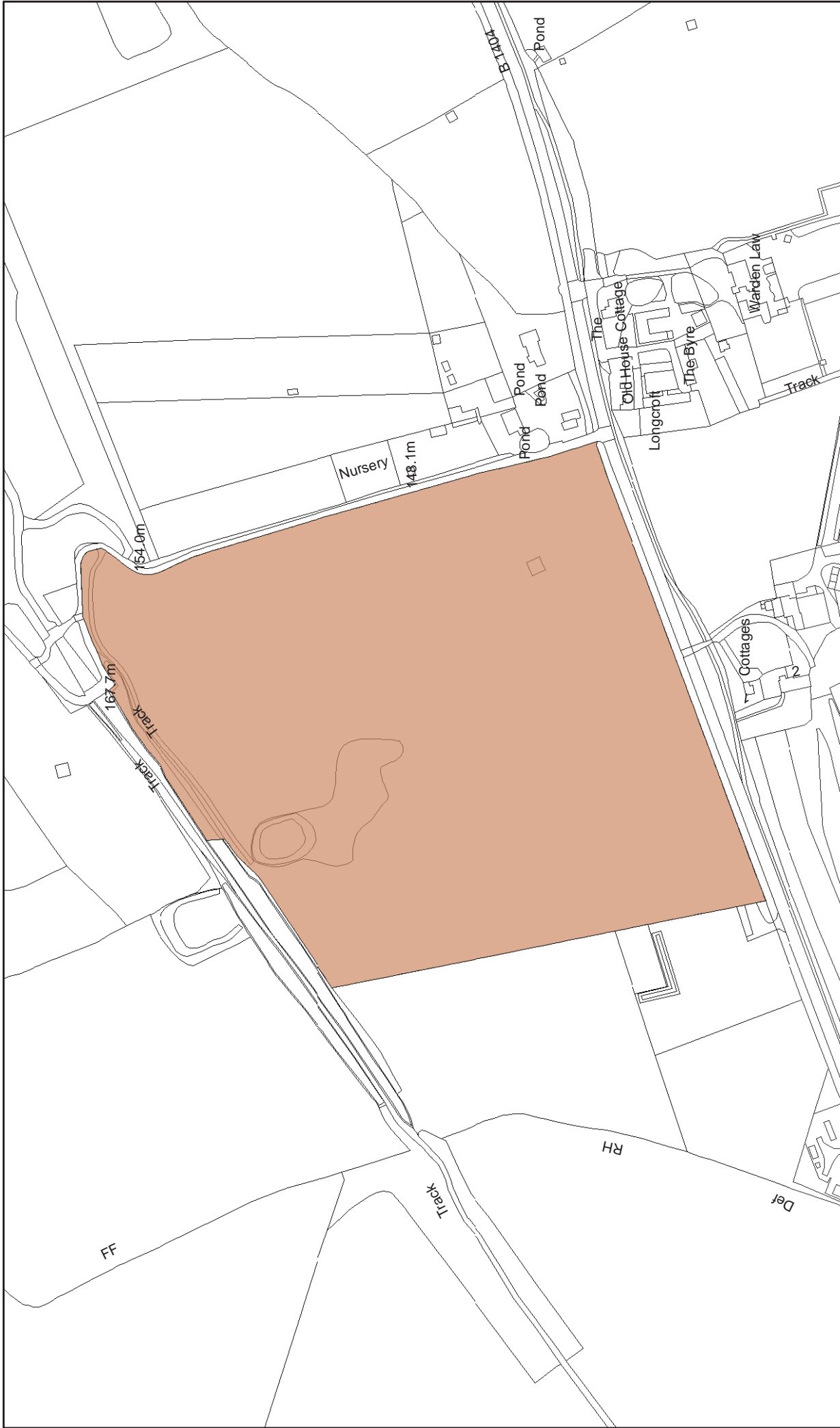
Conclusion on Availability: Sieved Site
 Comments on Availability:


Achievability:

Conclusion on Achievability: Sieved Site
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 350

Deliverability

Comment on Deliverability: Greenfield site in the open countryside. Green Belt location.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 275: North Farm, Warden Law Site 4, land at - Gillas Lane
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	280	Site Name:	Former Shiney Row Centre, Success Road
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	PDL	Capacity:	128
Sieved site?	No	Site area (HA):	4.20
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

N/A - permitted under construction

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 15/01226/REM
 Student Accomodation: No
 Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
15/16:	0	0	15	39	30	30	14		
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: Yes
 Units Completed: 15

Assessment Information

Suitability:

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

Availability:

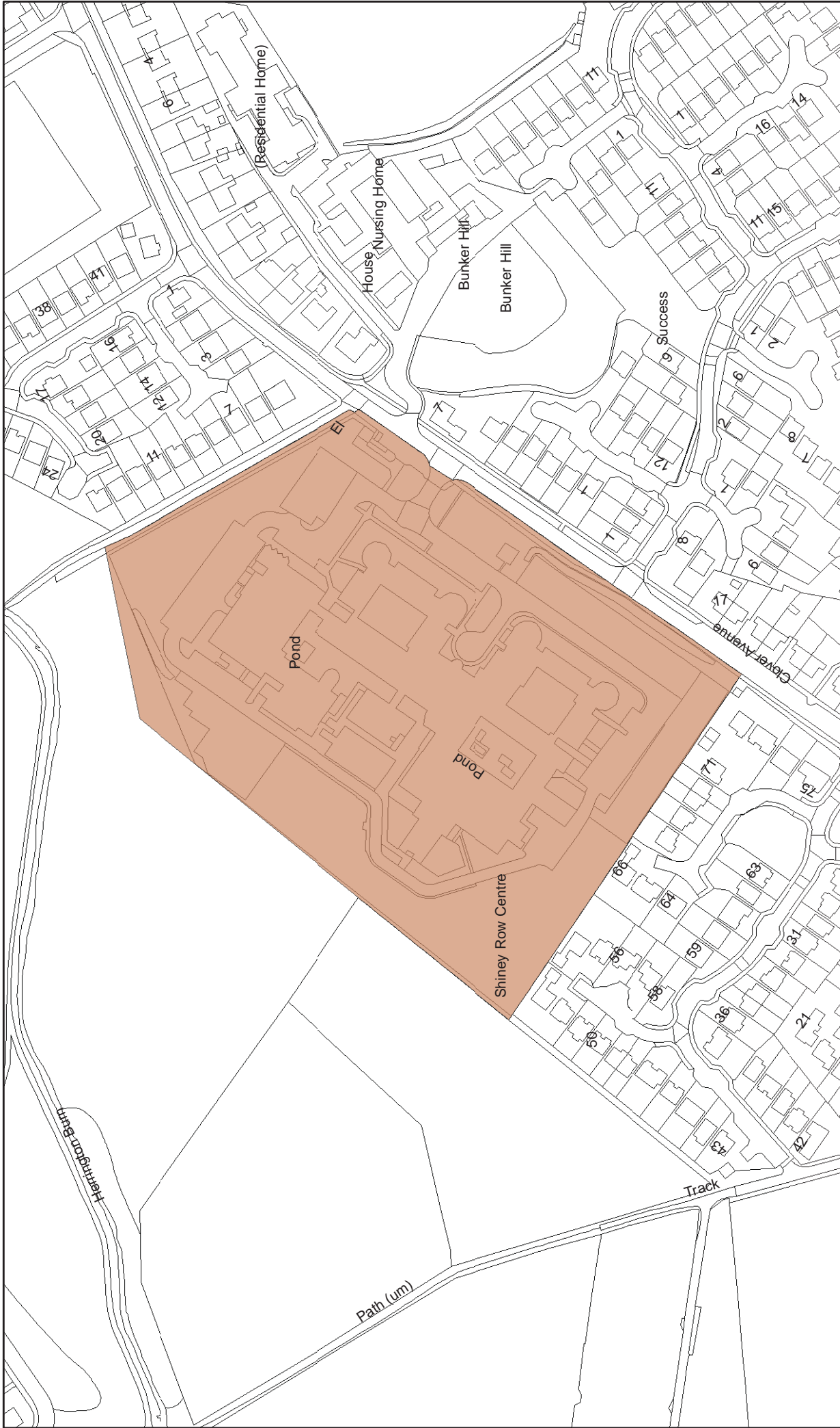
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission.

Achievability:

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

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 280: Former Shiny Row Centre, Success Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	293A	Site Name:	Low Moorsley, land at (Ennerdale Street)
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Mixed (B80 G20)	Capacity:	82
Sieved site?	No	Site area (HA):	4.33
Included in Supply?	Yes	Deliverable/Developable:	6-10 years

Constraints

Agricultural land quality not known. The site lies in close proximity to ponds, a SSSI and LWS. North eastern part of the site lies within the boundary of Hetton Quarry archaeological site. Site has become a home for protected species due to the buildings/vehicles on site. Area of high landscape value.

Planning History

Present Planning Status: Application pending
 Planning App No: 14/01371/OUT
 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:	
									22	
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	
30	30									
Under Construction:										No
Units Completed:										0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site constraints and development boundary are under discussion with land owner through planning application. Constraints can potentially be mitigated against and boundary reduced, as such anticipated to be suitable within the SHLAA time period.

Availability:

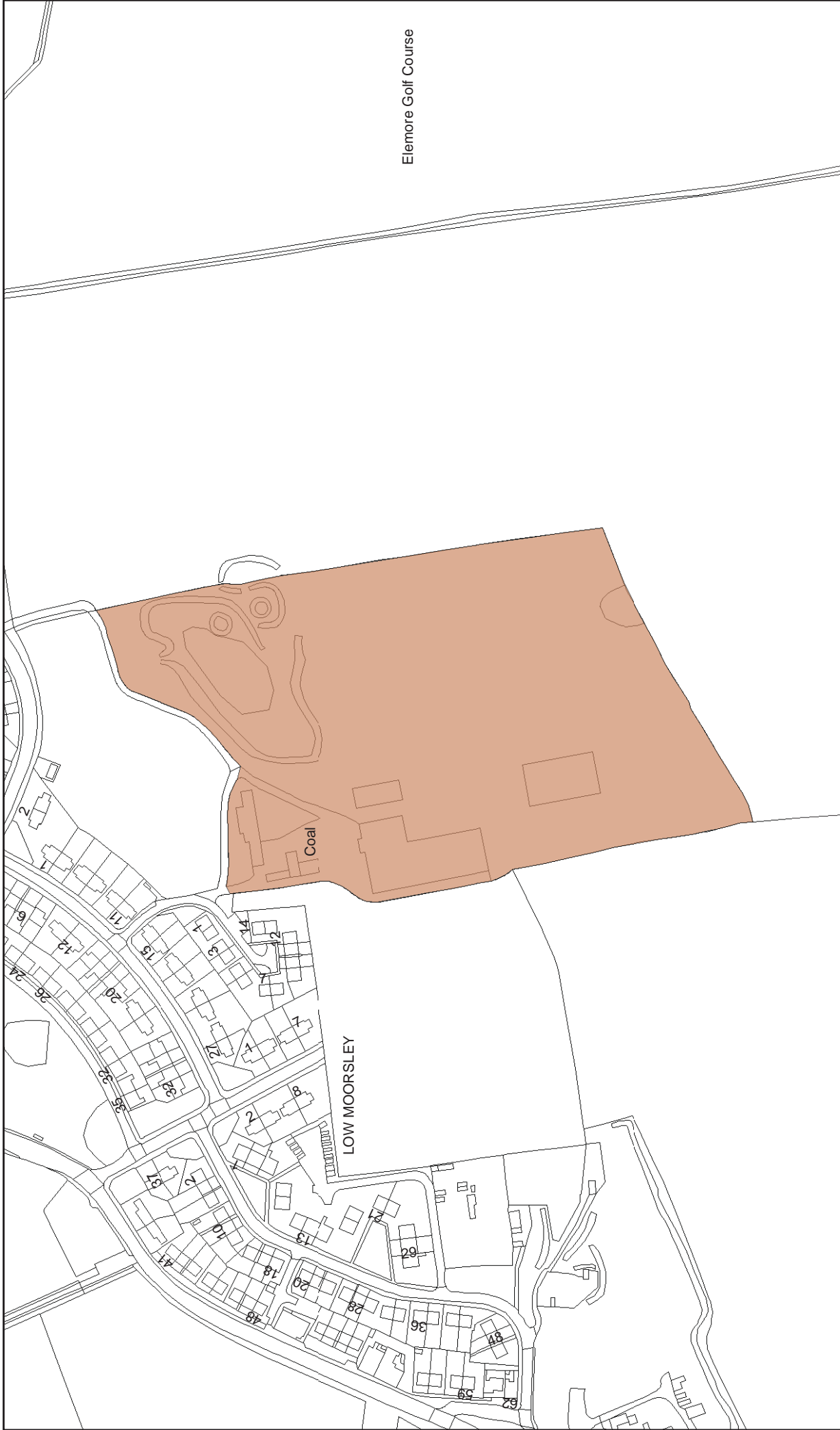
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission

Achievability:

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

Deliverability

Comment on Deliverability: Site still under consideration through planning application, with mitigation issues to resolve and possible boundary changes to development site. As these discussions are ongoing and expected to be resolved early 2018, anticipated outline consent mid 2018, as such completions programmed for 6-10year time period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 293A: Low Moorsley, land at (Ennerdale Street)
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	293B	Site Name:	Land South of Coal Bank Farm
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Greenfield	Capacity:	350
Sieved site?	No	Site area (HA):	27.65
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site lies in proximity to ponds, a SSSI and a LWS. The site would constitute a major incursion into the Green Infrastructure corridor linking Hetton and Easington Lane with County Durham.

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: The site would constitute a major incursion into the countryside, impact an area of High Landscape Value and is a remote site. The site lies in proximity to ponds, a SSSI and a LWS. The site would constitute a major incursion into the Green Infrastructure corridor linking Hetton and Easington Lane with County Durham.

Availability:

Conclusion on Availability: Available

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

Achievability:

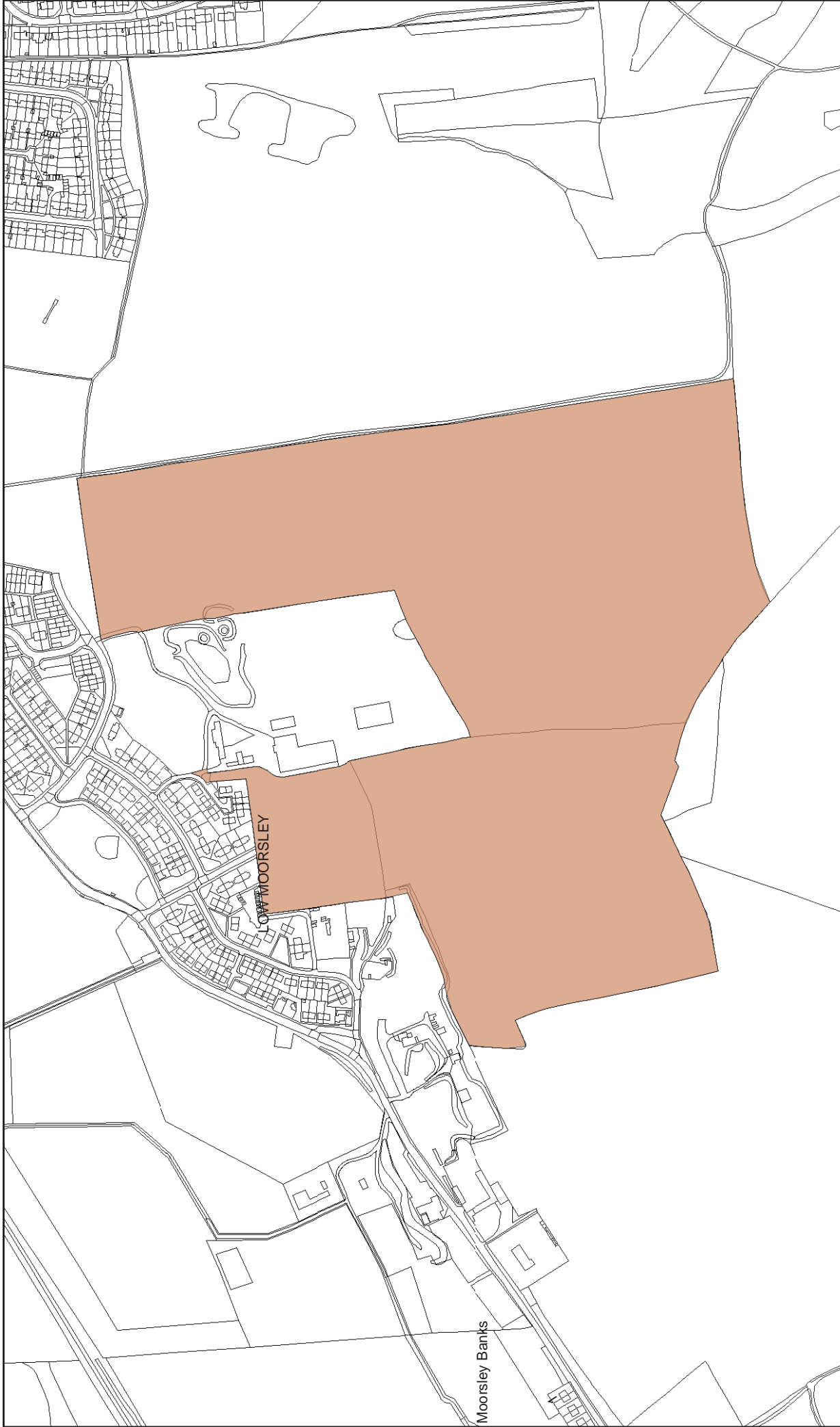
Conclusion on Achievability: Achievable

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

Viability Assessment Typology indicates that this typology of site is likely to be viable. However the site is in low to mid market value market area, with low rates of recent delivery and limited developer interest due to rural location. Site specific considerations (ecology and biodiversity, HLV, SSSI, LWS, GI corridor mitigation).

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 293B: Land South of Coal Bank Farm
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	305	Site Name:	Dubmire Industrial Estate - Phase 1
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	PDL	Capacity:	20
Sieved site?	No	Site area (HA):	0.73
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site is in the vicinity of roosting priority species. The site is allocated as employment land. Lies within a Critical Drainage Area, partly subject to surface water flooding, and with low incidence potential of groundwater flooding.

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: The Employment Land Review recommends that the site is retained as employment land to meet identified needs.
 The site is in the vicinity of roosting priority species. The site is allocated as employment land. Lies within a Critical Drainage Area, partly subject to surface water flooding, and with low incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Not Available
 Comments on Availability: ELR recommends that the site is retained as employment land

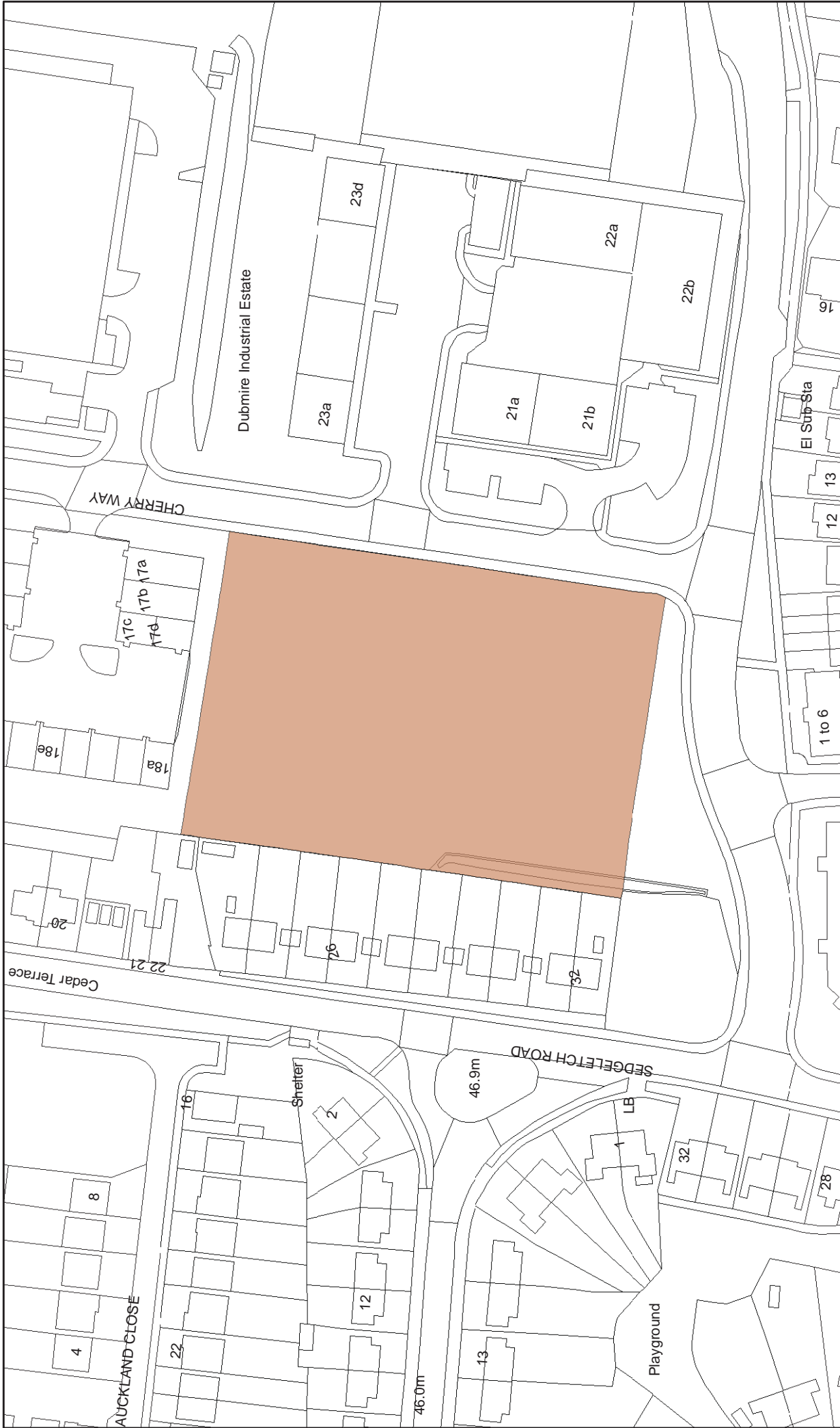
Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Brownfield 20

The site is designated for employment purposes in the Unitary Development Plan and is to be retained for this purpose. There are also issues with flooding and infrastructure on the site which may also effect achievability.

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 305: Dubmire Industrial Estate - Phase 1
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	318	Site Name:	Moor Burn House, Dairy Lane
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	PDL	Capacity:	12
Sieved site?	No	Site area (HA):	0.55
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The principle aim of the Settlement Break has worked. Whilst Fence Houses and Houghton-le-Spring have grown, they have retained distinct and separate identities chiefly due to the physical separation by this Settlement Break. As such this should be protected as a Green Infrastructure corridor which should seek to preserve and enhance the landscape and historic character of the area and hydrological issues.

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: The principle aim of the Settlement Break has worked. Whilst Fence Houses and Houghton-le-Spring have grown, they have retained distinct and separate identities chiefly due to the physical separation by this Settlement Break. As such this should be protected as a Green Infrastructure corridor which should seek to preserve and enhance the landscape and historic character of the area and hydrological issues.

Availability:

Conclusion on Availability: Available

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

Achievability:

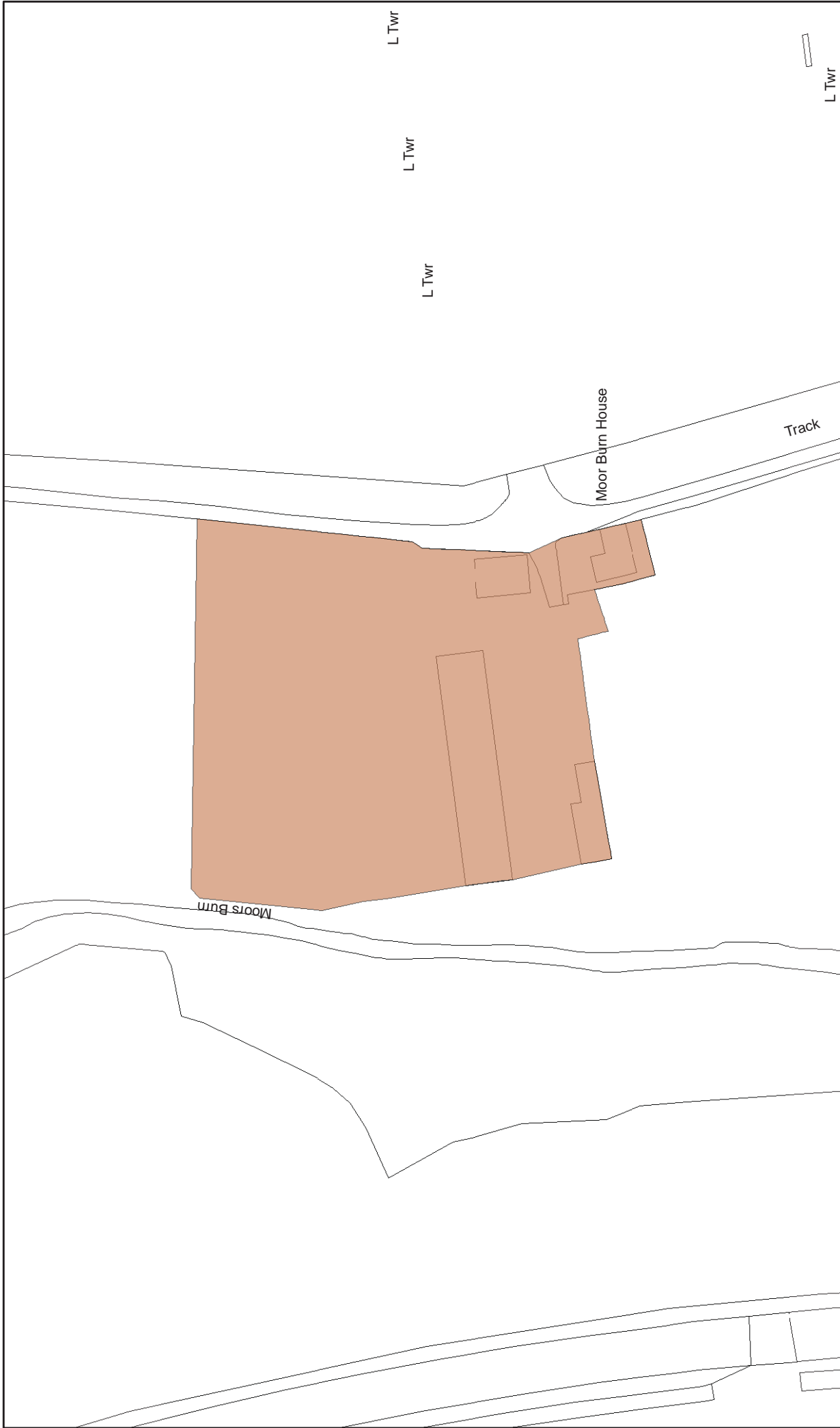
Conclusion on Achievability: Not Achievable

Comment on Achievability: Viability Assessment Typology: 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. There are a number of constraints effecting the site which could have an impact on achievability such as biodiversity, flooding, green infrastructure and infrastructure.

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 318: Moor Burn House, Dairy Lane
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	328	Site Name:	Hetton Downs Phase 2
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Mixed Use (G20 B80)	Capacity:	112
Sieved site?	No	Site area (HA):	3.97
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

The site is in proximity to ponds and priority species roosting in the area and part of the site forms amenity green space. Lies within a Source Protection Zone and Critical Drainage Area. Subject to medium incidence groundwater flooding.

Planning History

Planning History 2

Present Planning Status: Application pending
 Planning App No: 17/02178/FUL
 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:
			0	0	22	30	30	30	
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. The site is in proximity to ponds and priority species roosting in the area and part of the site forms amenity green space. Lies within a Source Protection Zone and Critical Drainage Area. Subject to medium incidence groundwater flooding.

Availability:

Conclusion on Availability: Available
 Comments on Availability: Council owned site identified for disposal as Phase 2 of the Hetton Downs Renewal Area. Site has gone to market and a preferred developer has been identified.


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 175
 Low to mid market area, however, steady rates of recent delivery and developer interest. Site specific considerations (ecology and biodiversity, groundwater flooding mitigation).

Deliverability

Comment on Deliverability: This site will form the second phase of the Hetton Downs Renewal Area. Phase 1 is due for completion June 2018. Preferred developer identified for the site. Subject to submission and determination of a detailed planning application, which is expected to be determined mid 2018. As such, this site could start delivering phase 2 in the 1-5 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 328: Hetton Downs Phase 2
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	330A	Site Name:	Philadelphia Complex
Subarea:	Coalfield		
Ward:	SHINEY ROW		
PDL or greenfield:	Mixed (50/50)	Capacity:	500
Sieved site?	No	Site area (HA):	27.36
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

The site forms a significant historic site with listed buildings linked to the industrial/ railway past. The site provides links between the green belt, Elba Park and Herrington Country Park.

Planning History

Present Planning Status: Permitted – not started
Planning App No: 14/00538/HYB
Student Accomodation: No
Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Full application (live)
17/02246/REM

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
						20	50	50	50
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:
50	50	50	50	50	50	30			

Under Construction: No
Units Completed: 0

Assessment Information

Suitability:

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

Availability:

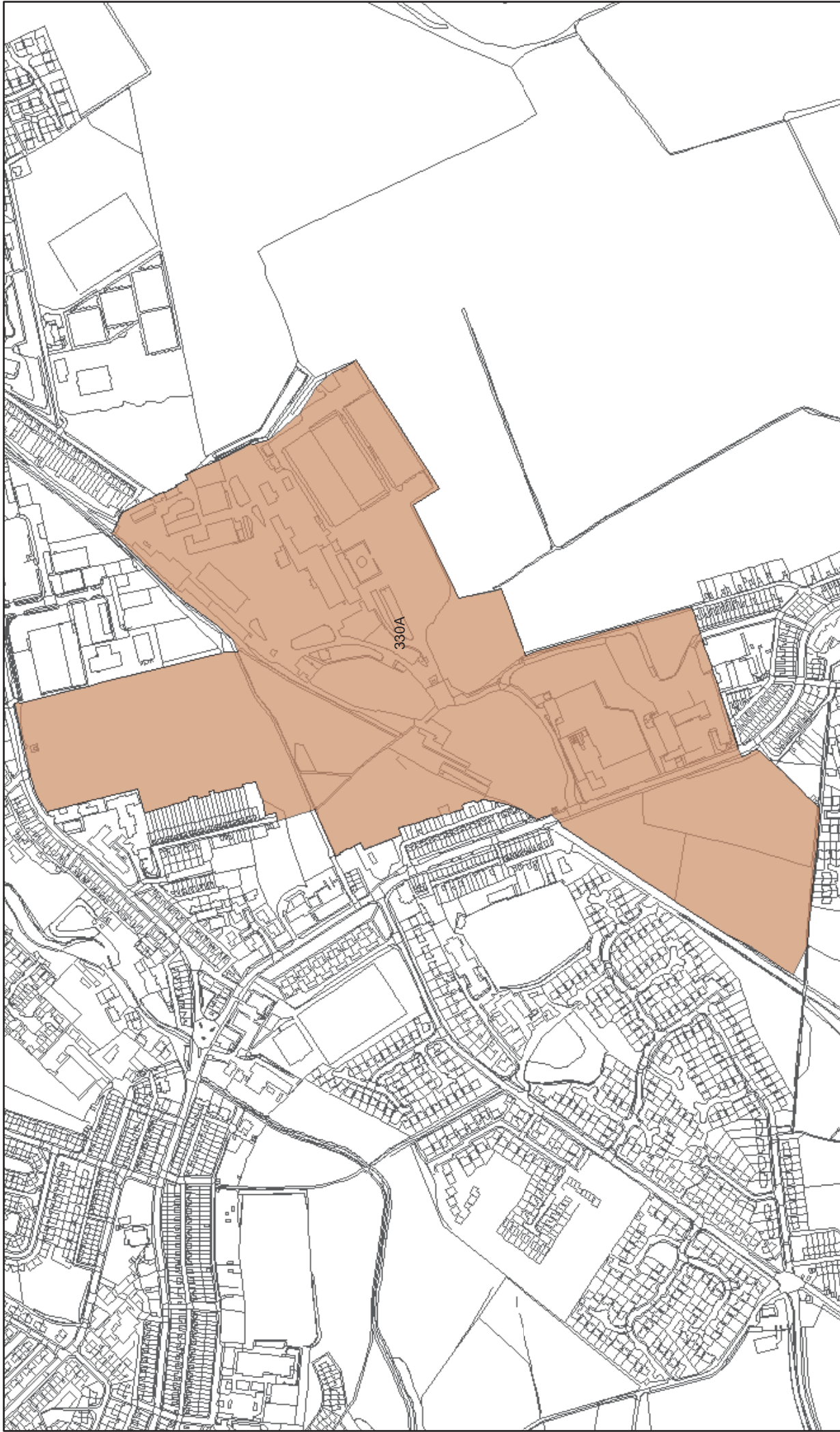
Conclusion on Availability: Available
Comments on Availability: Site availability established through grant of planning permission

Achievability:

Conclusion on Achievability: Achievable
Comment on Achievability: Viability Assessment Typology: Large Brownfield 500. Section 106 agreed.
Site achievability established through grant of planning permission for large volume housebuilder.

Deliverability

Comment on Deliverability: Sites suitability, availability and achievability established through grant of planning permission. Delivery of this large scale site is anticipated to commence in the 0-5 year period and continue deliver over the next 15 years. Developer has indicated two developers on site, as such annual delivery increased to 50pa, with first completions expected year 3.



<i>Project</i>	Sunderland Strategic Housing Land Availability Assessment - 2018
<i>Scheme</i>	Site No 330A: Land at Philadelphia Complex / Philadelphia Lane, Houghton-le-Spring
<i>Contact</i>	Not to Scale
<i>Scale</i>	Date January 2018
	North
<i>Drawing No.</i>	Revisions

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SHLAA Ref No:	330B	Site Name:	Philadelphia Complex (Extension)
Subarea:	Coalfield		
Ward:	SHINEY ROW		
PDL or greenfield:	Greenfield	Capacity:	195
Sieved site?	No	Site area (HA):	9.57
Included in Supply?	No	Deliverable/Developable:	11-15 years

Constraints

The site forms a significant historic site with listed buildings linked to the industrial/ railway past. The site provides links between the Green Belt, Elba Park and Herrington Country Park. Incidence of surface water and groundwater flooding. Within a Coal Referral Area.

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	50	50	75	

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Site not suitable as within designated Green Belt. The site forms a significant historic site with listed buildings linked to the industrial/ railway past. The site provides links between the Green Belt, Elba Park and Herrington Country Park. Incidence of surface water and groundwater flooding. Within a Coal Referral Area.

Availability:

Conclusion on Availability: Available

Comments on Availability: No known constraints to availability at this point in time. Developer interested in the site as an extension to 330A

Achievability:

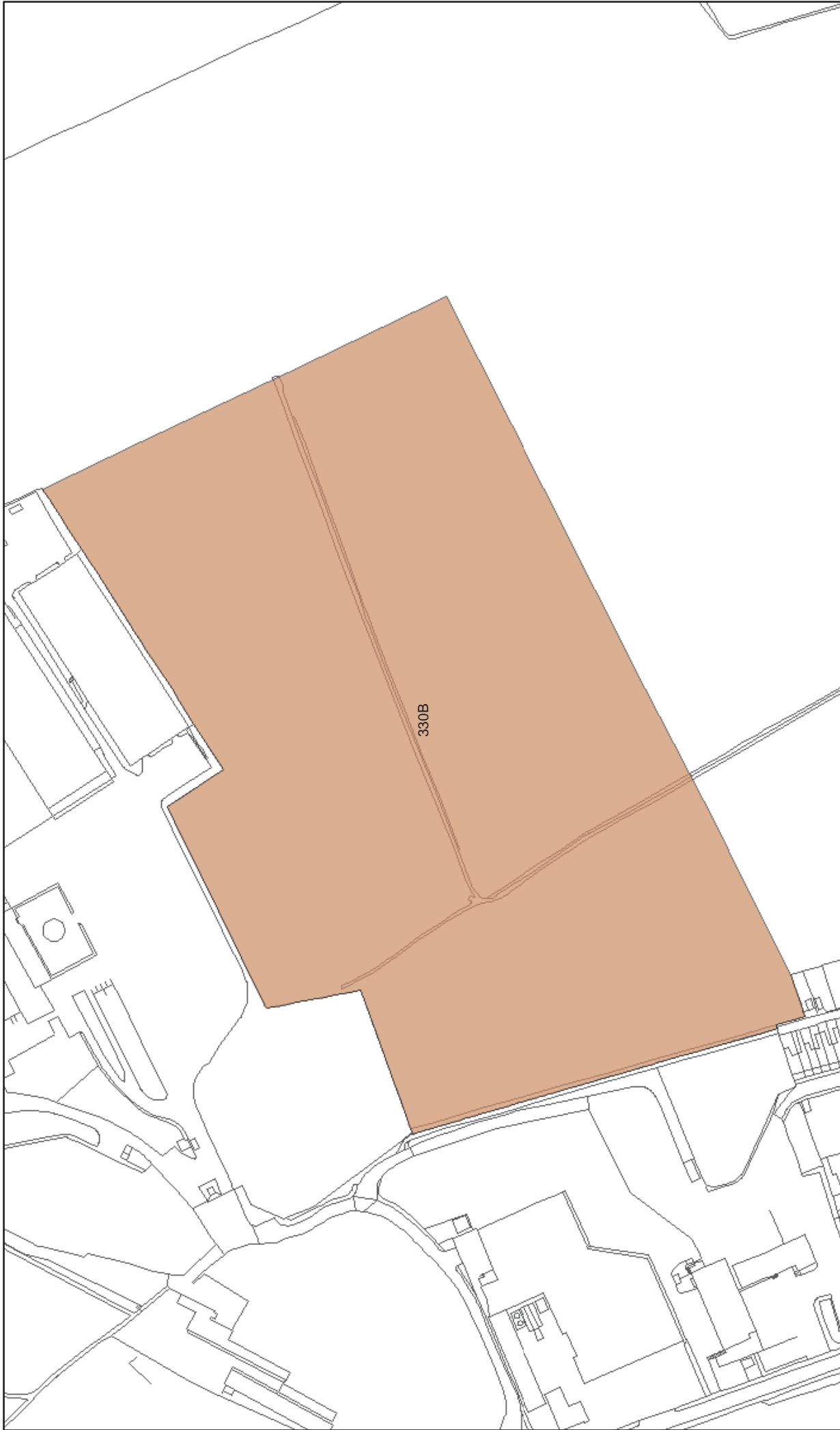
Conclusion on Achievability: Achievable


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

Viability Assessment Typology indicates that this typology of site is likely to be viable.

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 330B: Land at Philadelphia Complex / Philadelphia Lane
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	333	Site Name:	Fletcher Terrace, land at (Lumley Crescent)
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Greenfield	Capacity:	6
Sieved site?	No	Site area (HA):	0.36
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Evidence of protected species in the area.

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 14/00194/OUT
 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	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: Site suitability established through grant of planning permission.

Availability:

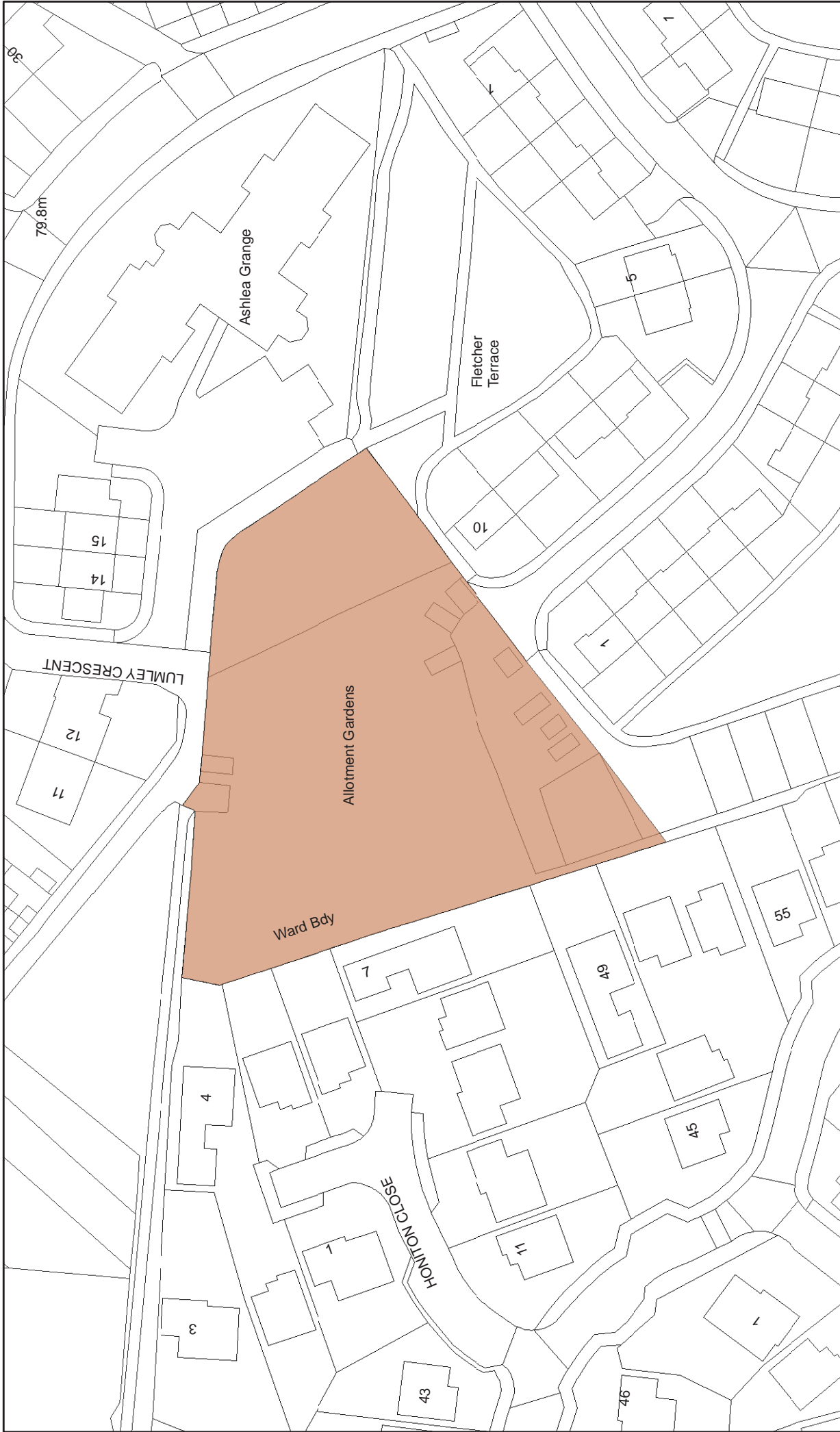
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Small Greenfield 17
 Site achievability established through grant of planning permission

Deliverability

Comment on Deliverability: Site deliverability established through grant of planning permission. Site considered capable of delivering 6 units in the 0-5 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 333: Fletcher Terrace, land at (Lumley Crescent)
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	339	Site Name:	Land at Gillas Lane (rear of Lingfield)
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Greenfield	Capacity:	63
Sieved site?	No	Site area (HA):	3.35
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

N/A - permitted under construction

Planning History

Present Planning Status: Complete – no more units left to build
 Planning App No: 13/01617/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	36	24	3							
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction:

Units Completed: 63

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Suitability of site established through grant of planning permission. Under construction.

Availability:

Conclusion on Availability: Available

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

Achievability:

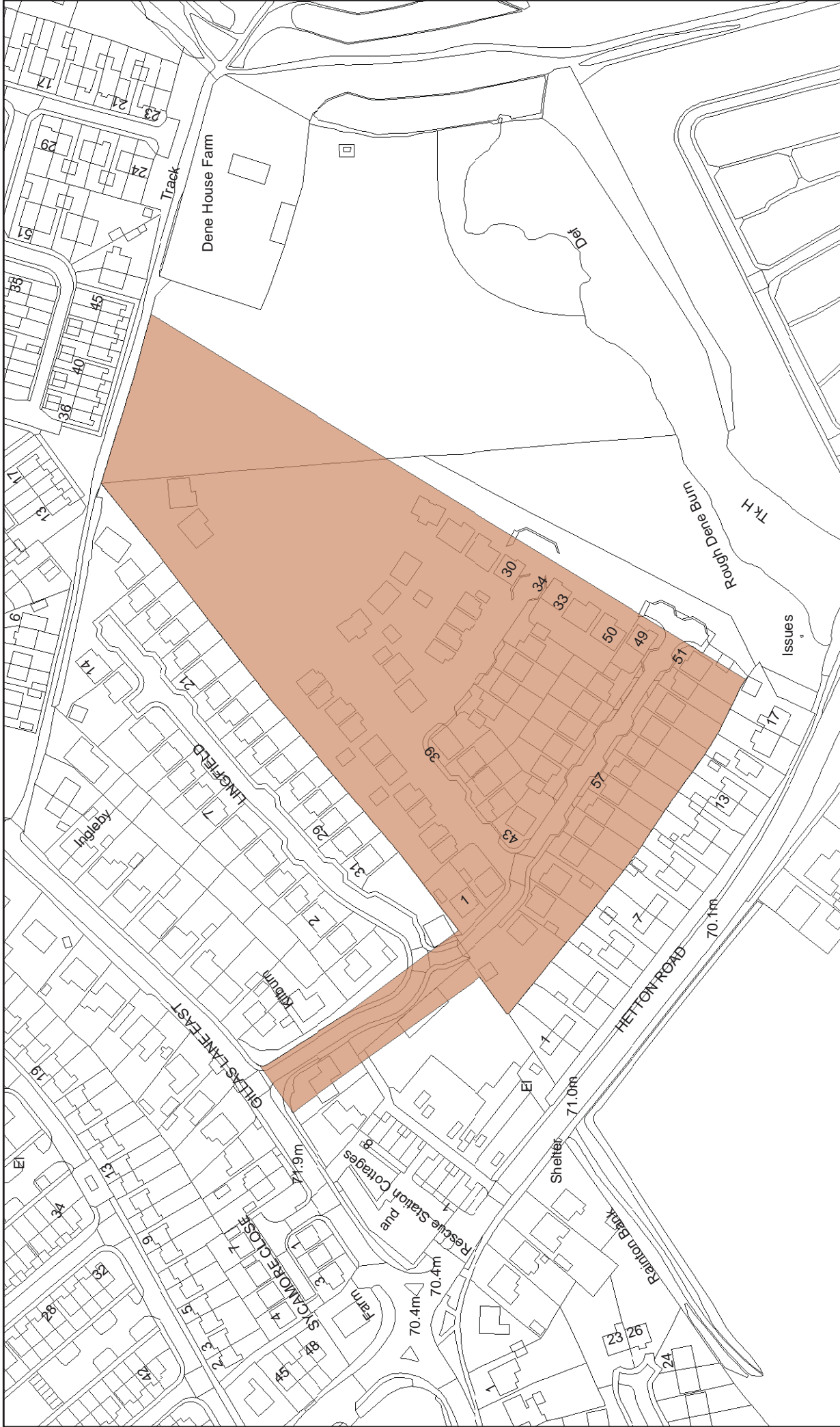
Conclusion on Achievability: Achievable

Comment on Achievability: Viability Assessment Typology: Medium Greenfield 75

Site achievability established through grant of planning permission. Site currently under construction

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 339: Land at Gillas Lane (rear of Lingfield)
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	340	Site Name:	Front Street, Fence Houses, Land to the east of
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	34
Sieved site?	No	Site area (HA):	1.88
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Includes Flood Zone 3B - Category 1. The principle aim of the Settlement Break has worked. Whilst Fence Houses and Houghton-le-Spring have grown, they have retained distinct and separate identities, chiefly due to the physical separation of the Settlement Break. Agricultural land quality not known. The limited accessibility to the site would be via existing estate roads. The site forms part of the Green Infrastructure corridor and a Public Right of Way passes across the site. Also forms part of the Moors Burn wildlife corridor and functional floodplain and includes priority species on site.

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: The site is not suitable due to fundamental flooding (Category 1) and access issues. The Settlement Break should be protected as Green Infrastructure corridor, which should seek to preserve and enhance the landscape and historic character of the area, and for hydrological issues.

Includes Flood Zone 3B - Category 1, although does not cover the whole site. The principle aim of the Settlement Break has worked. Whilst Fence Houses and Houghton-le-Spring have grown, they have retained distinct and separate identities, chiefly due to the physical separation of the Settlement Break. Agricultural land quality not known. The limited accessibility to the site would be via existing estate roads. The site forms part of the Green Infrastructure corridor and a Public Right of Way passes across the site. Also forms part of the Moors Burn wildlife corridor and functional floodplain and includes priority species on site.

Availability:

Conclusion on Availability: Available

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

Achievability:

Conclusion on Achievability: Not Achievable

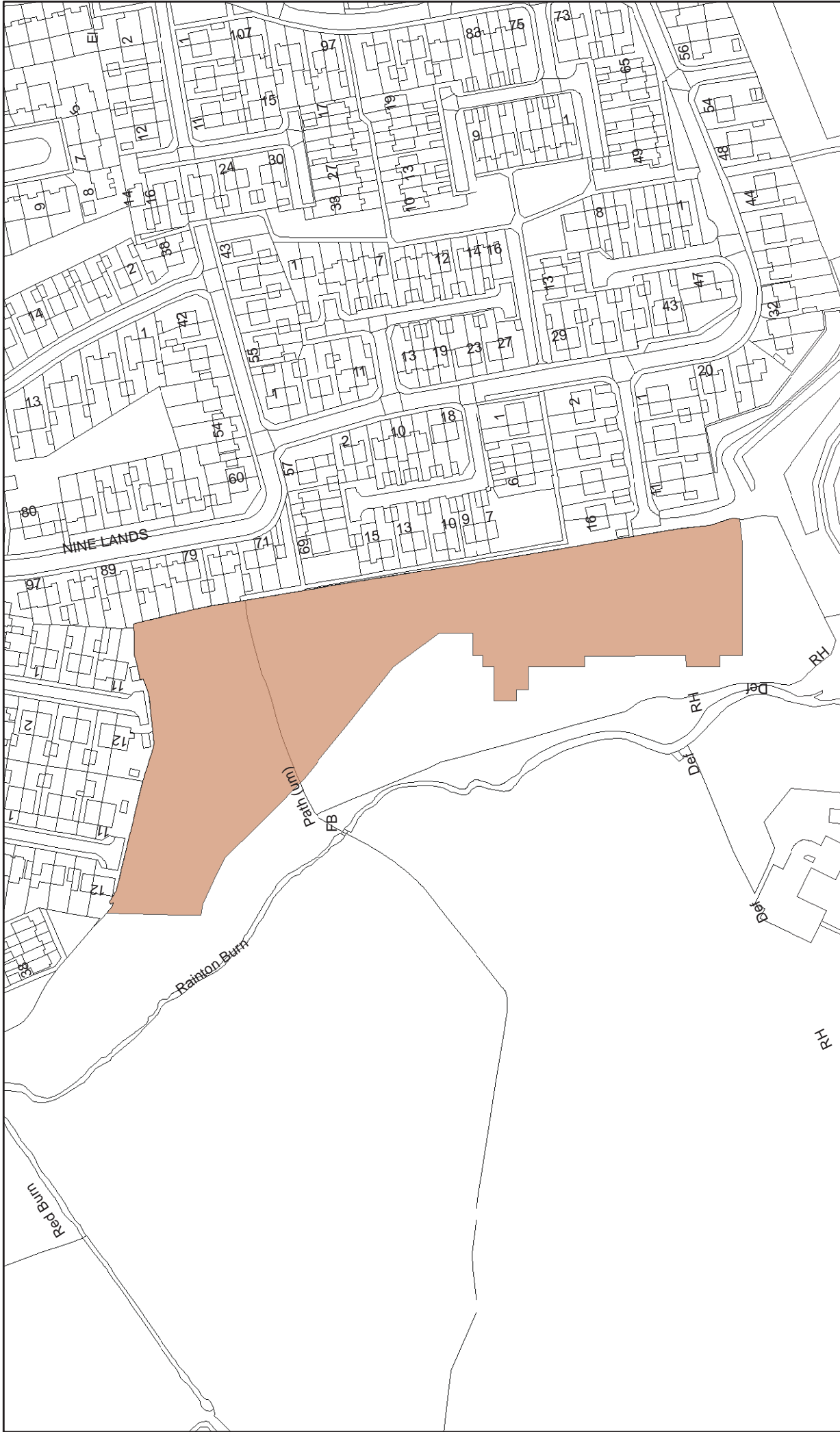
Comment on Achievability:

Viability Assessment Typology: Medium Greenfield 35

Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (incidence of surface water flooding, green infrastructure corridor, wildlife corridor, settlement break). Abnormal costs may be associated with flood zone 3B which may require significant engineering solutions to make the site feasible for housing. Therefore at this point in time the site has been assessed as not achievable at this point in time.

Deliverability**Comment on Deliverability:**

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



Project Sunderland Strategic Housing Land	
Scheme Site No 340: Land to the East of Front Street, Fence Houses	
Contact	North
Scale	Not to Scale
Date	July 2017
Revisions	

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SHLAA Ref No:	341	Site Name:	Redburn Row, Land to the north of
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	70
Sieved site?	No	Site area (HA):	3.25
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

The Settlement Break acts as an effective buffer between existing housing and Rainton Meadows industrial Estate. The site is adjacent to a LWS and has priority species/ habitats in the area. In addition, it forms a Green Infrastructure corridor and a Public Right of Way passes across the site.

Planning History

Present Planning Status: Permitted – under construction
Planning App No: 14/01647/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:
			45	25					
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: No
Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
Comments on Suitability: Site suitability established through grant of planning permission. Section 106 agreed.

Availability:

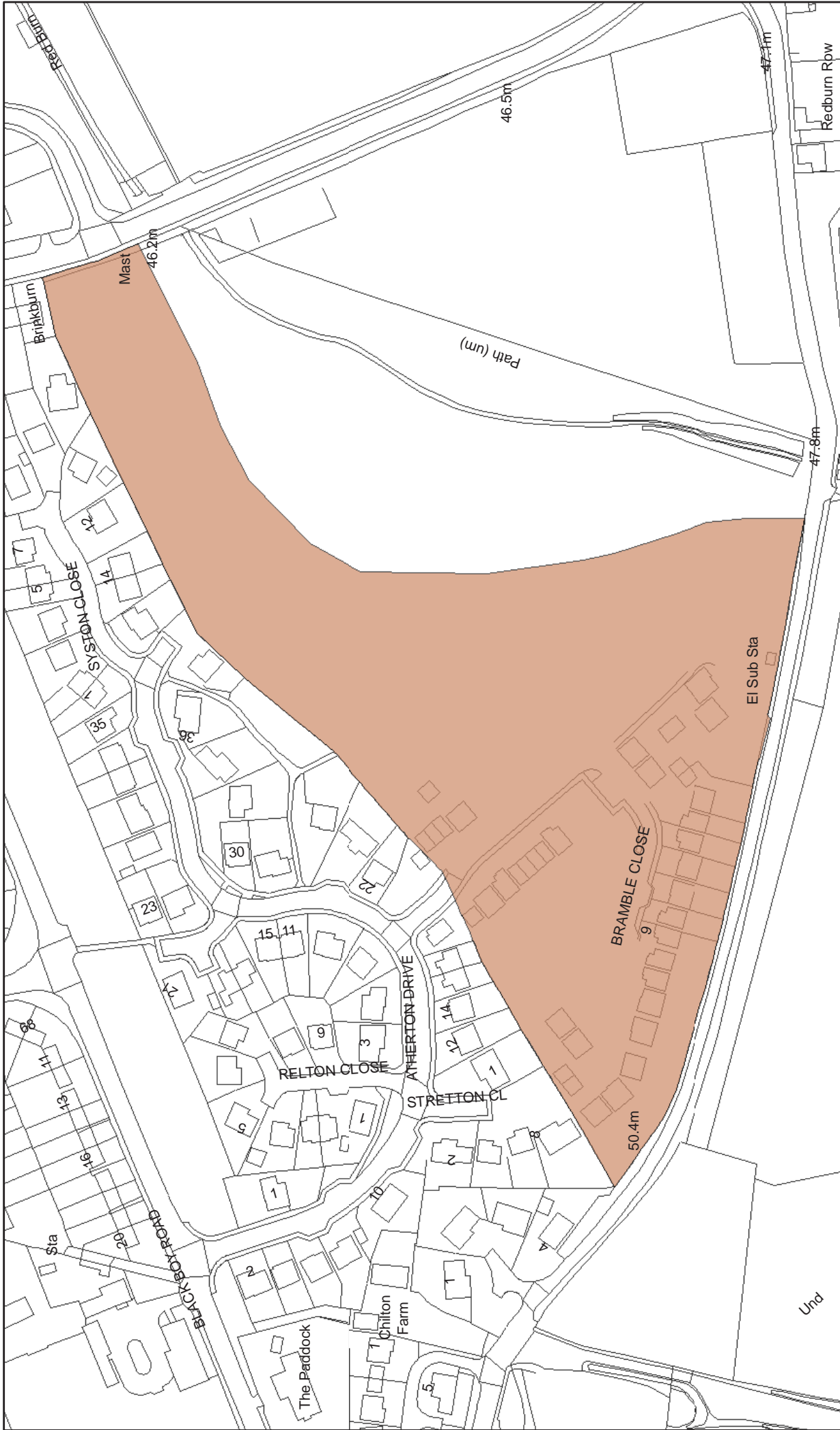
Conclusion on Availability: Available
Comments on Availability: Site availability established through grant of planning permission


Achievability:

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

Deliverability

Comment on Deliverability: Site deliverability established through grant of planning permission for 70 units. Site is currently under construction, therefore the site is expected to deliver 70 units in the 0-5 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme Site No	341: Land to north of Redburn Row, Chilton Moor, Houghton-le-Spring
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	343	Site Name:	Grasswell, land at (east of Houghton Road)
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Greenfield	Capacity:	679
Sieved site?	Yes	Site area (HA):	30.19
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site forms part of the Magnesian Limestone Escarpment and is in close proximity to a LWS. The agricultural land quality is not known, however; there is higher grade land located nearby. The site is adjacent to Newbottle Conservation Area and a Grade II listed structure. The site forms part of a Green Infrastructure corridor. A Public Right of Way passes across the site.

Planning History

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

Planning History 2

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

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

The site forms part of the Magnesian Limestone Escarpment and is in close proximity to a LWS. The site is adjacent to Newbottle Conservation Area and a Grade II listed structure. The site forms part of a Green Infrastructure corridor.

Availability:

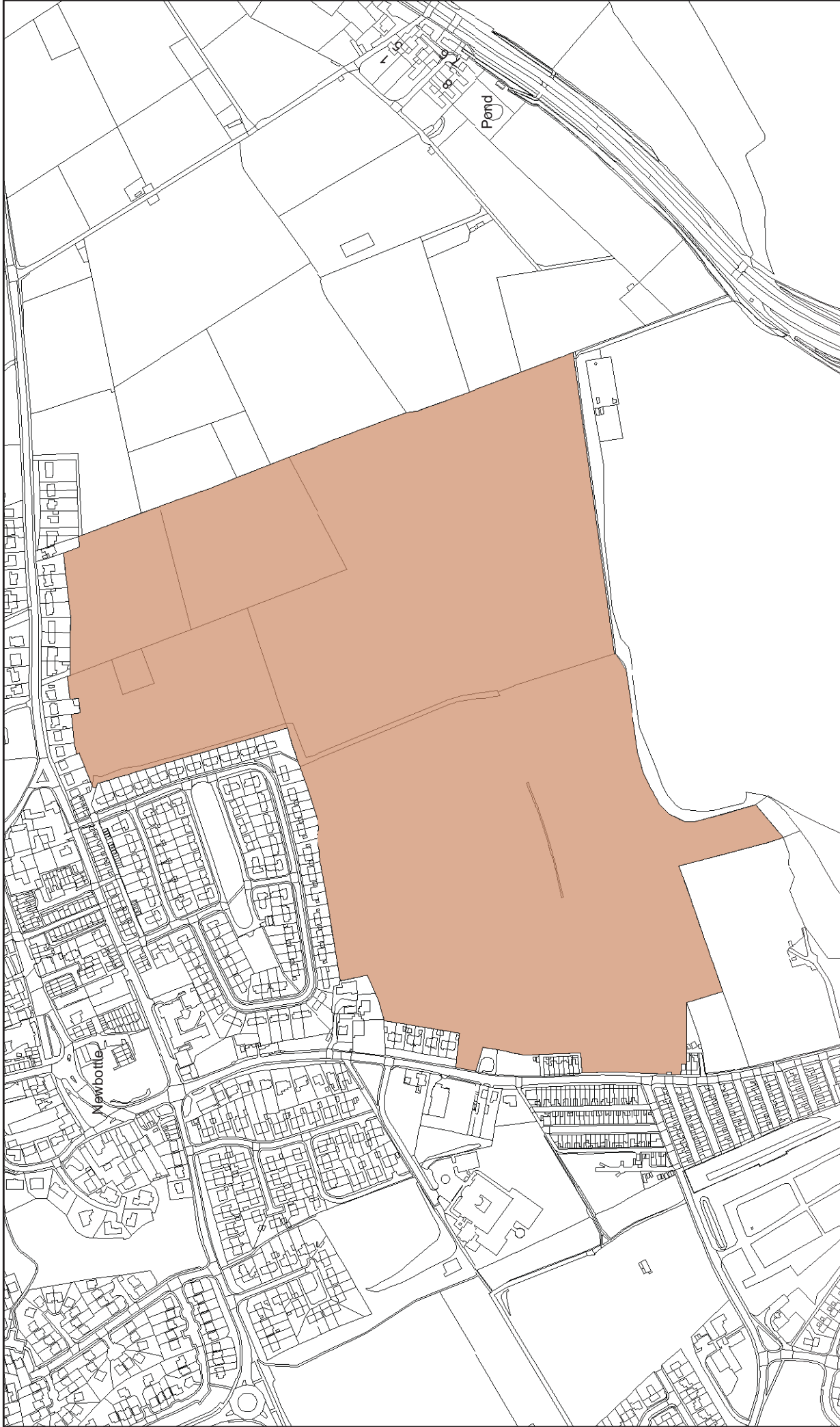
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 350
 Viability Assessment Typology indicates that this typology of site is likely to be viable.

Deliverability

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



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2017
Contact	Site No 343; Land at Grasswell (east of Houghton Road)
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	365	Site Name:	Newbottle Site 2, Land at (Sunderland Road)
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Greenfield	Capacity:	83
Sieved site?	Yes	Site area (HA):	3.67
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Agricultural land quality not known and the site forms part of the Magnesian Landscape Escarpment. Evidence of priority species in the area. The site is adjacent to the Grade II listed St Matthews Church. A Public Right of Way runs through the site.

Planning History

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

Planning History 2

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

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

The site forms part of the Magnesian Landscape Escarpment. Evidence of priority species in the area. The site is adjacent to the Grade II listed St Matthews Church.

Availability:

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


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Greenfield 75
 An abnormal cost may be associated with the remediation of the site due to former landfill evident.

Deliverability

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



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2017
Contact	Site No 365: Land at Newbottle Site 2 (Sunderland Road)
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	367	Site Name:	Coaley Lane, Land south of
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	115
Sieved site?	No	Site area (HA):	5.19
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Agricultural land quality not known. UK species within the vicinity of the site and there is potential habitat for farmland birds. The site does not act or resemble a Settlement Break and the history of settlement separation is negligible as is the impact to the setting of the Newbottle Conservation Area. Forms part of a narrow GI corridor, and the site bounds a cycleway. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding.

Planning History

Present Planning Status: Permitted – not started
 Planning App No: 16/02357/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:
						30	30	30	25
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. 2016 Settlement Break Review states that the site does not act or resemble a Settlement Break and the history of settlement separation is negligible, as is the impact to the setting of the Newbottle Conservation Area. UK species within the vicinity of the site and there is potential habitat for farmland birds. Forms part of a narrow GI corridor, and the site bounds a cycleway. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Available

Comments on Availability: No known constraints to availability at this point in time. Site put forward for SHLAA consideration in 2008 indicates that the site is available for housing.

Achievability:

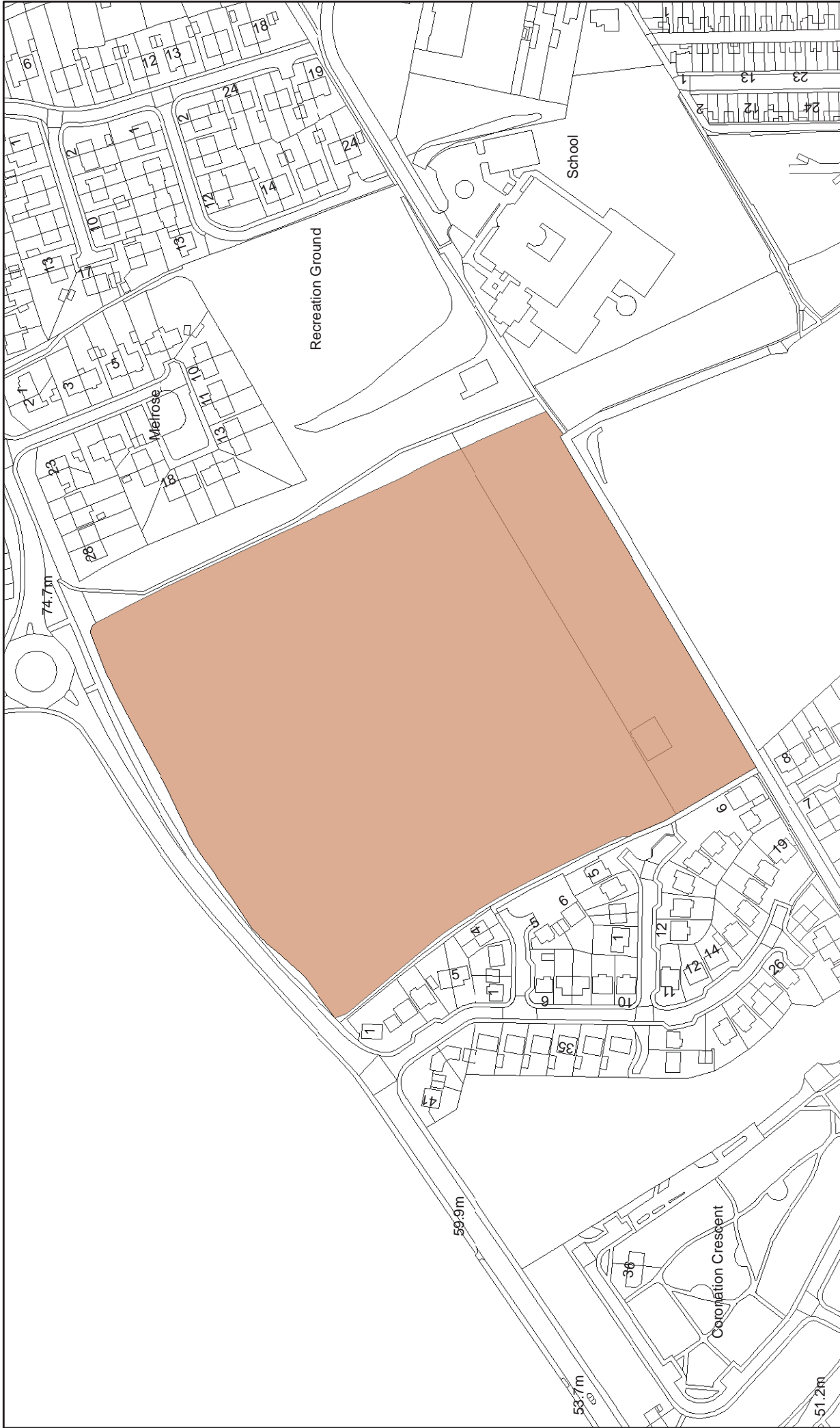
Conclusion on Achievability: Achievable

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

Low to mid market value area. Site specific considerations (ecology and biodiversity, buffer may be required to retain GI corridor)

Deliverability

Comment on Deliverability: Site identified as not acting or resembling a settlement break in the 2016 Settlement Break Review. Site is available and achievable and has the potential to deliver around 115nits. Developer confirms start on site 2020 delivering 30 units per year. Planning application pending, awaiting S106 to be signed.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 367: Land south of Coaley Lane
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	372	Site Name:	Houghton Police Station, Dairy Lane
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	PDL	Capacity:	6
Sieved site?	No	Site area (HA):	0.62
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site includes a Grade 2 listed building. Evidence of priority species in the area. 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 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 suitability established through grant of planning permission. Site includes a Grade 2 listed building. Evidence of priority species in the area. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding. School capacity issues.

Availability:

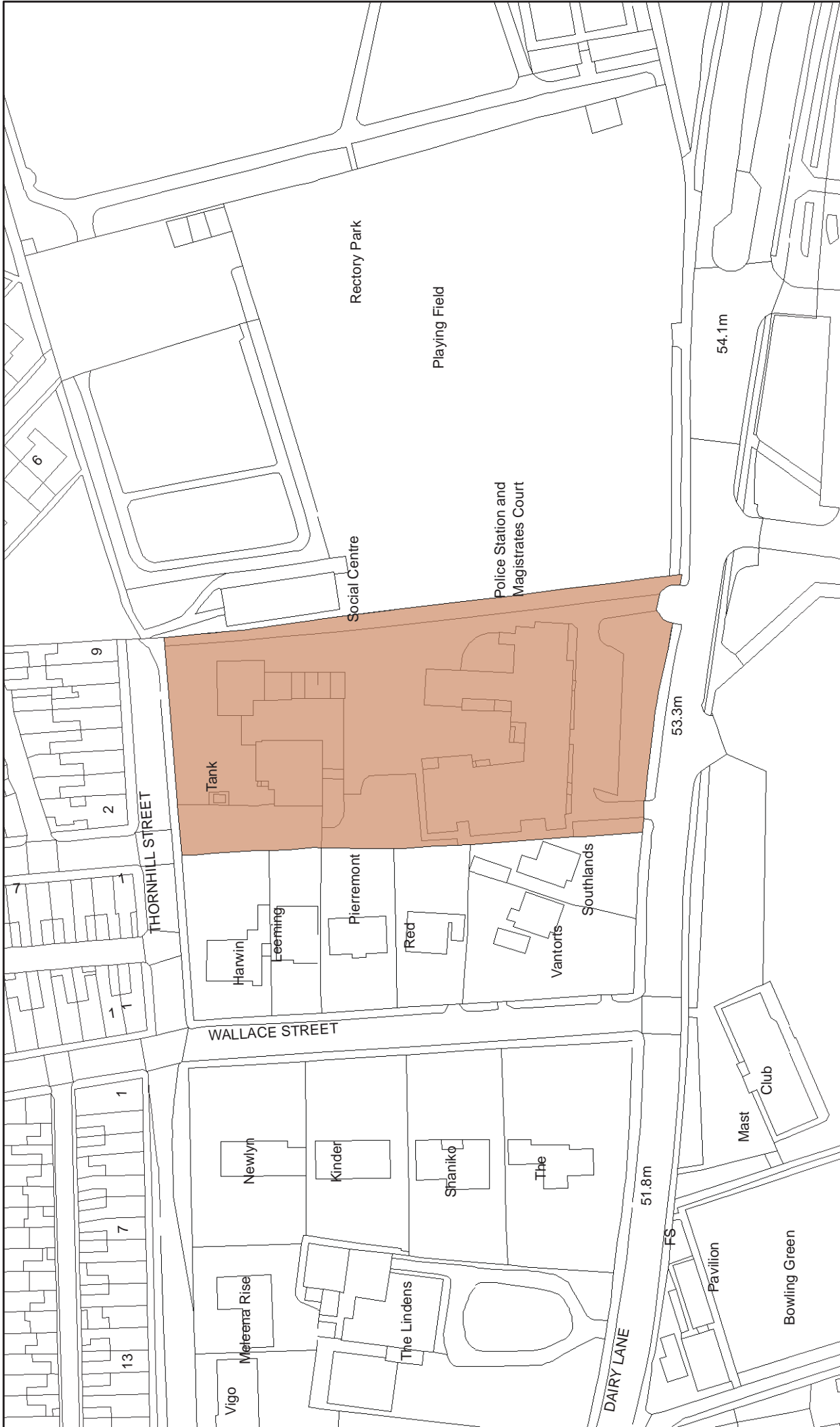
Conclusion on Availability: Not Available
 Comments on Availability: Approved application for offices for the Police Station and interest in the Magistrate's Court for offices suggest that the site is not available for housing at this time

Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Small Brown 7
 The area has had steady rates of delivery recently which has increased pressure on local schools. There is now a need for a new two form entry school in the area. Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 372: Houghton Police Station, Dairy Lane
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	375	Site Name:	Stott's Pasture, Golf Course Road
Subarea:	Coalfield		
Ward:	SHINEY ROW		
PDL or greenfield:	Greenfield	Capacity:	19
Sieved site?	No	Site area (HA):	1.08
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Agricultural land quality not known. The Settlement Break has enabled the settlements of Shiney Row and Philadelphia to retain a distinctive urban boundary for over 40 years and Green Infrastructure corridor through the site. From a wildlife perspective the corridor connects the area to the wider green space expanses of Elba Park and Sedgeleth. There is evidence of priority species within and in the vicinity of the site. Includes Flood Zone 3B, 1:30 incidence surface water flooding, low incidence potential of groundwater flooding, and falls within a Critical Drainage Area.

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Not suitable due to fundamental impacts on the Settlement Break and major flooding and biodiversity issues. Partly lies within Category 1 (Flood Zone 3).

Agricultural land quality not known. The Settlement Break has enabled the settlements of Shiney Row and Philadelphia to retain a distinctive urban boundary for over 40 years and Green Infrastructure corridor through the site. From a wildlife perspective the corridor connects the area to the wider green space expanses of Elba Park and Sedgeleth. There is evidence of priority species within and in the vicinity of the site. Includes Flood Zone 3B, 1:30 incidence surface water flooding, low incidence potential of groundwater flooding, and falls within a Critical Drainage Area.

Availability:

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

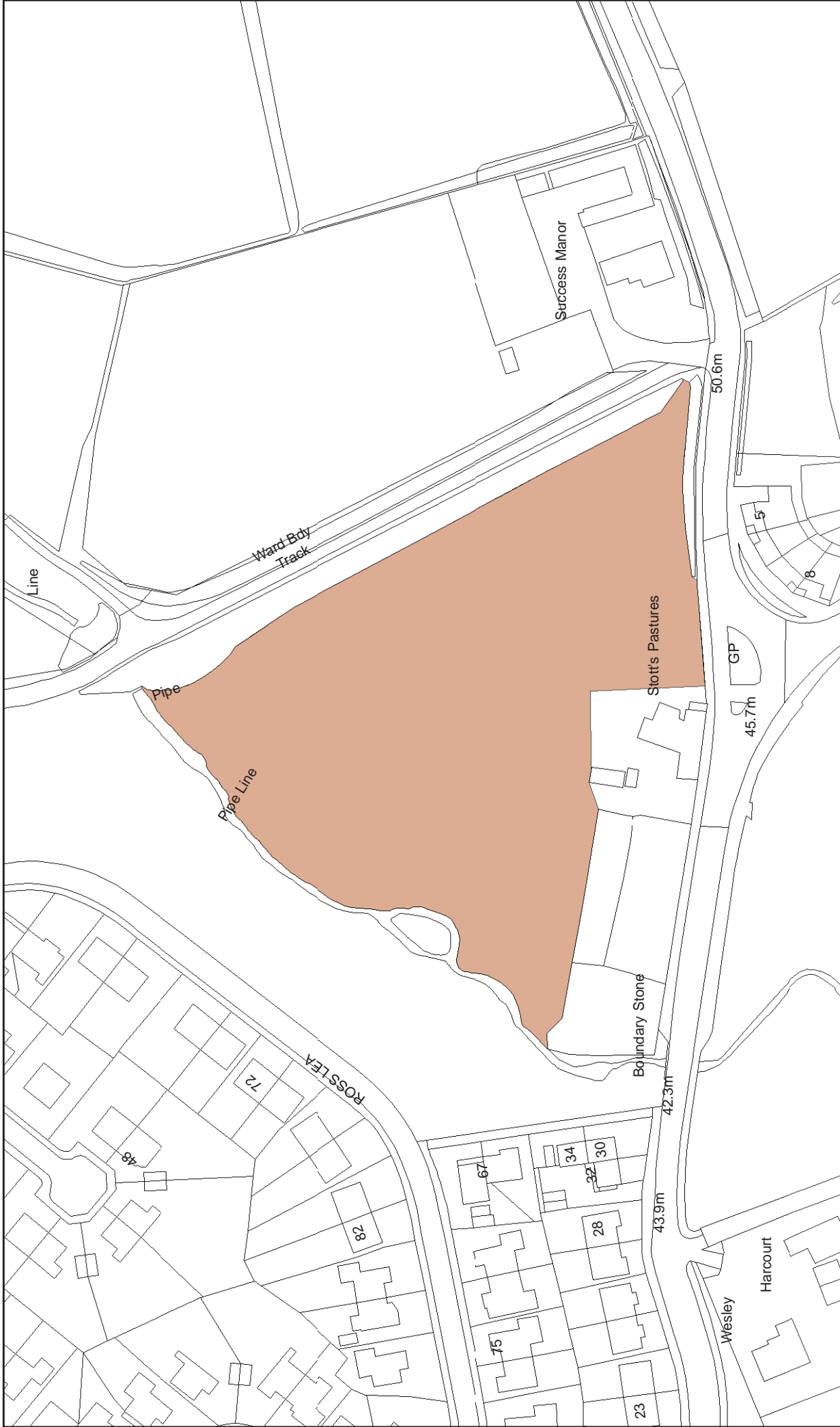
Achievability:


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

Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (incidence of surface water flooding, green infrastructure corridor, wildlife corridor, settlement break, priority species). Abnormal costs may be associated with flood zone 3B which may require significant engineering solutions to make the site feasible for housing. Therefore at this point in time the site has been assessed as not achievable at this point in time.

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 375: Stott's Pasture, Golf Course Road
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	377	Site Name:	High Dubmire, Chilton Moor, Land at
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	21
Sieved site?	No	Site area (HA):	1.19
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Existing Keir Hardie Allotments. Lies within a Coal Referral and Critical Drainage Areas. Access to the site would need to be gained through existing residential streets. A Public Right of Way passes through the site. Incidence of surface water and ground water flooding.

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Existing allotment site (not of high quality, and in area where allotment provision is high). Lies within a Coal Referral and Critical Drainage Areas. Access to the site would need to be gained through existing residential streets. A Public Right of Way passes through the site. Incidence of surface water and ground water flooding.

Availability:

Conclusion on Availability: Not Available
 Comments on Availability: Site is designated as allotments which are currently in use. No indication at present whether it is appropriate to decommission the allotment site, therefore the site has been assessed as unavailable at this point in time.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Greenfield 15.
 Viability Assessment Typology indicates that this typology of site is likely to be viable. However, there may be costs and legalities associated with decommissioning the allotments which may impact upon the sites viability.

Deliverability

Comment on Deliverability: Site is currently operating as allotments. It is unclear at this point in time, whether the allotments will be decommissioned and the site will be made available for development. At this point in time, due to availability uncertainties, the site is not developable.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 377; Land at High Dubmire, Chilton Moor
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	381A	Site Name:	Green Belt north of Newbottle
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Greenfield	Capacity:	920
Sieved site?	No	Site area (HA):	39.07
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site is effective in preventing urban sprawl, countryside encroachment and urban areas from merging. The Inspector's Report for the UDP Public Local Inquiry dismissed a proposal to remove this land from the Green Belt stating that it would result in considerable countryside encroachment and would not provide a more defensible boundary. Area of High Landscape Value with priority species on site and close proximity to protected wildlife sites. Part of a Critical Drainage Area and Source Protection Zone

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

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

Area of High Landscape Value with priority species on site and close proximity to protected wildlife sites. Part of a Critical Drainage Area and Source Protection Zone

Availability:

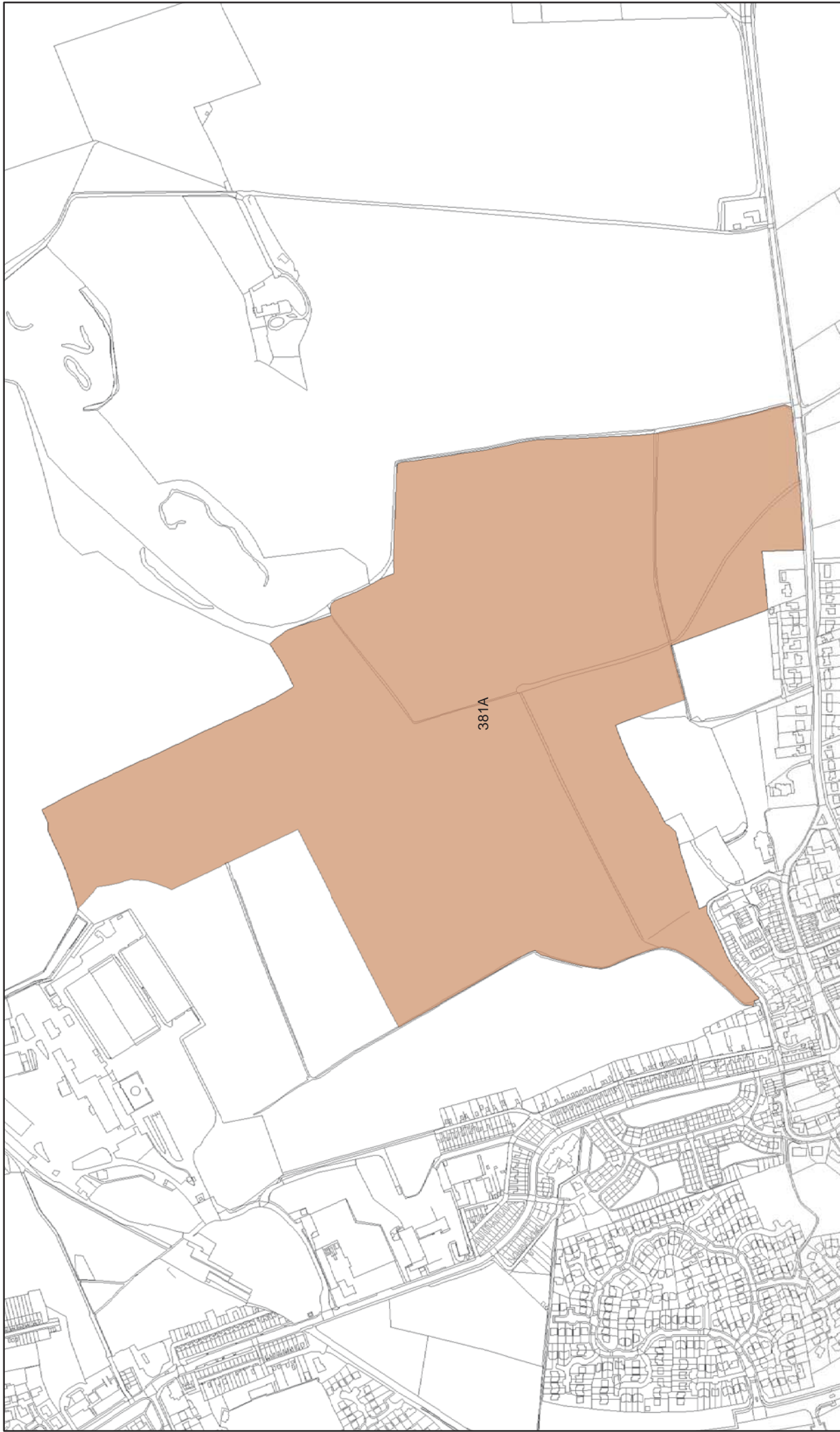
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 350.
 Viability Assessment Typology indicates that this typology of site is likely to be viable

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme Site No	381A: Land off Sunderland Road, Newbottle, Houghton-le-Spring
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	381B	Site Name:	Green Belt north of Newbottle adjacent to settlement
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Greenfield	Capacity:	125
Sieved site?	No	Site area (HA):	5.39
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Area of High Landscape Value with priority species on site and close proximity to protected wildlife sites. Part of a Critical Drainage Area

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

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

Availability:

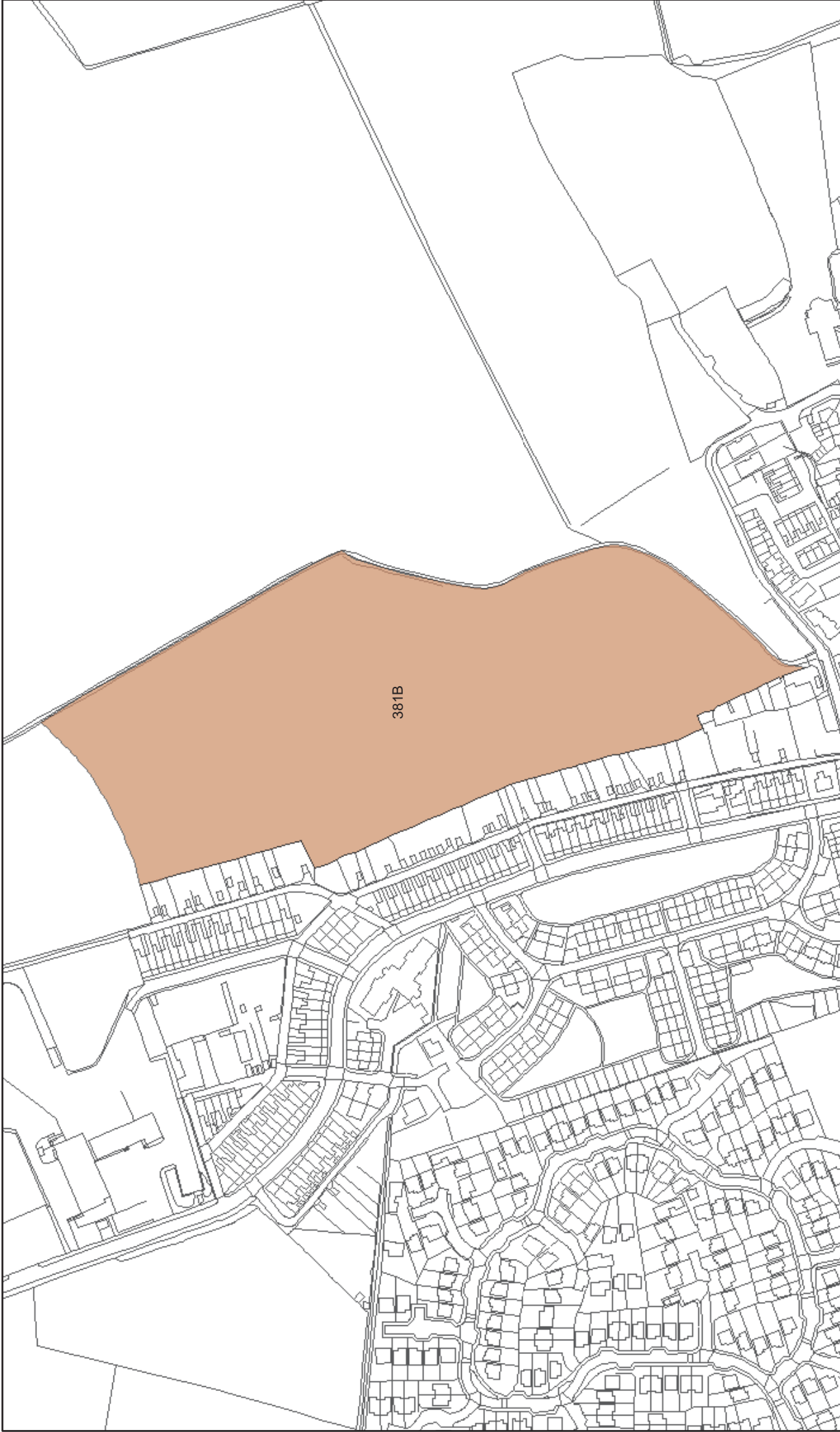
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.


Achievability:

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

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 381B: Land off Sunderland Road, Newbottle, Houghton-le-Spring
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	383	Site Name:	Dairy Lane, Sites 2 & 3, Land at
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	12
Sieved site?	No	Site area (HA):	0.94
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Category 1 (Flood Zone 3). Development would cause a detrimental impact on the Moors Burn Wildlife Corridor where priority species have been recorded and there is evidence of these roosting in the area. An electricity pylon crosses the centre of the site. The Settlement Break provides an important green wedge between Fence Houses and Houghton-le-Spring, which have remained two distinct and physically separate communities.

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: The site is not suitable for development due to a fundamental impact on the Settlement Break, as well as Category 1 Flood Zone 3. Development would cause a detrimental impact on the Moors Burn Wildlife Corridor where priority species have been recorded and there is evidence of these roosting in the area. An electricity pylon crosses the centre of the site. The Settlement Break provides an important green wedge between Fence Houses and Houghton-le-Spring, which have remained two distinct and physically separate communities.

Availability:

Conclusion on Availability: Available

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

Achievability:

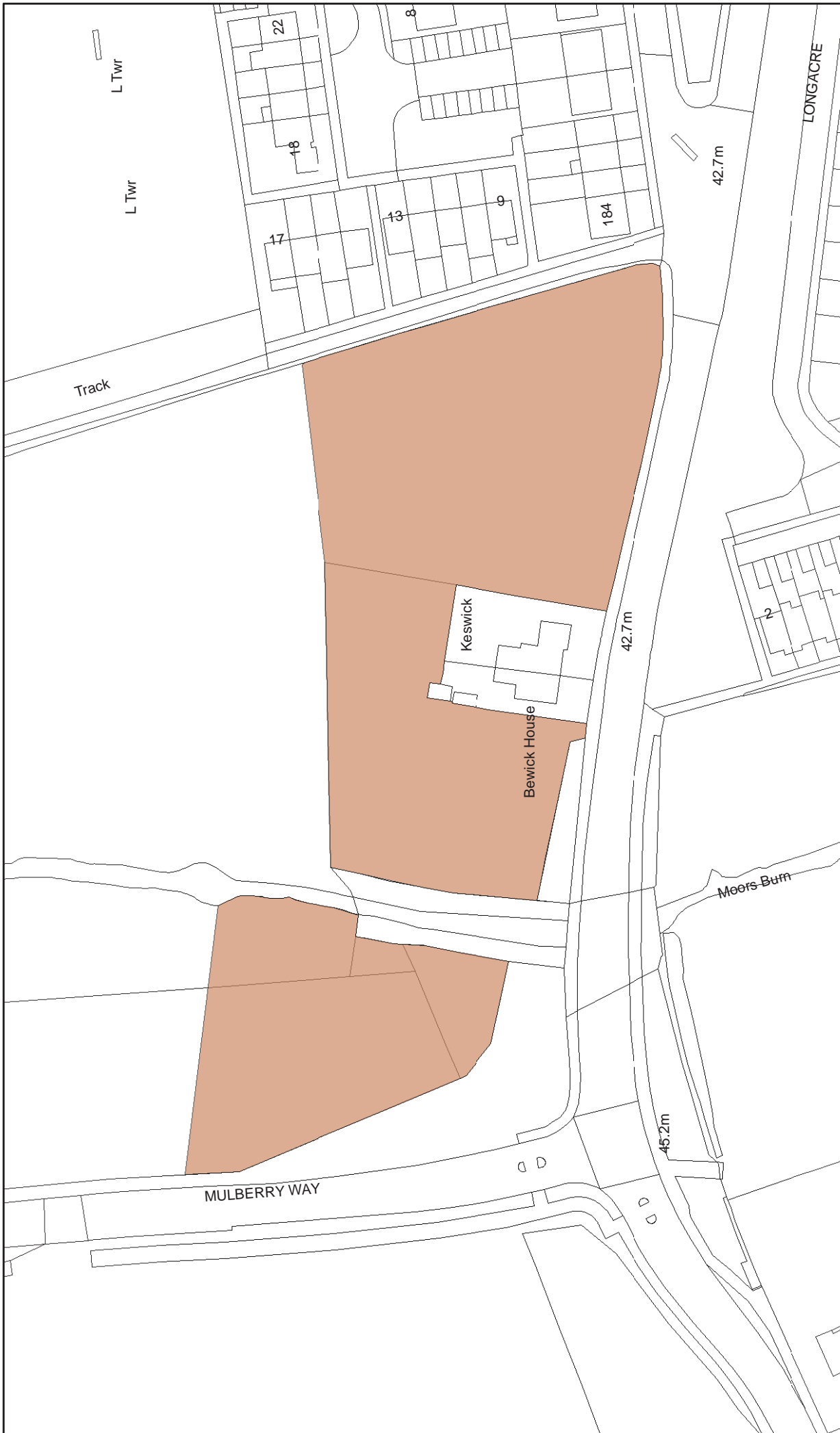
Conclusion on Achievability: Not Achievable


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

Viability Assessment Typology indicates that this typology of site is likely to be viable. However, the site has significant constraints on site (flood zone 3 and electricity pylons) that would likely impact upon the viability of a small development site.

Deliverability

Comment on Deliverability: The site is fundamental to the Settlement Break and significant site constraints could render the site unachievable. Therefore, at this point in time the site has been assessed as not developable.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 383: Land at Dairy Lane, Sites 2 & 3
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	385	Site Name:	Land at Sedgeleth Road / Blind Lane (Site 1)
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	364
Sieved site?	No	Site area (HA):	16.16
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site forms part of the Settlement Break to separate Success, Newbottle and Burnside/ Sunnyside. The site forms a key wildlife and GI corridor connection from the Moors Burn to Elba Park, Herrington Burn and Newbottle area and is adjacent to ponds with evidence of priority species in the area. An electricity pylon crosses part of the site. Lies within a Coal Referral Area. Lies within a Critical Drainage Area, partly affected by Flood Zone 2, as well as 1:30 incidence surface water flooding. 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: Not Suitable
 Comments on Suitability: The site is not suitable for development due to fundamental impact on the Settlement Break as well as significant flooding and infrastructure issues to be overcome.

The site forms part of the Settlement Break to separate Success, Newbottle and Burnside/ Sunnyside. The site forms a key wildlife and GI corridor connection from the Moors Burn to Elba Park, Herrington Burn and Newbottle area and is adjacent to ponds with evidence of priority species in the area. An electricity pylon crosses part of the site. Lies within a Coal Referral Area. Lies within a Critical Drainage Area, partly affected by Flood Zone 2, as well as 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.

Availability:

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

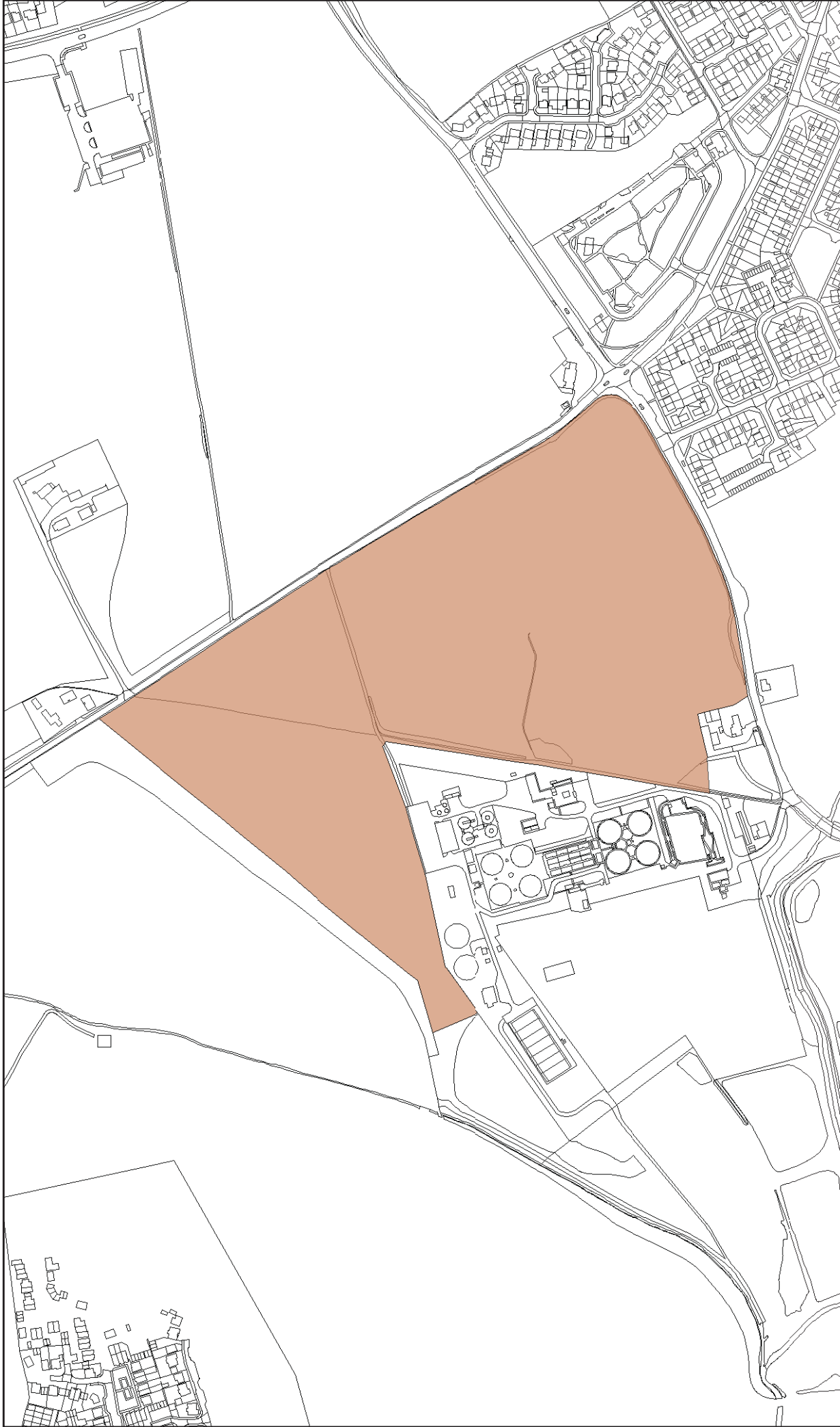
Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 350

Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (incidence of surface water flooding, flood zone 2, Green Infrastructure corridor, proximity to ponds and priority species, within critical drainage and coal referral areas). Abnormal costs may be associated with surface water flooding, flood zone 2 and coal shafts which may require significant engineering solutions to make the site feasible for housing. The cumulative impact of housing development in the area has resulted in pressure which equates to the need for a new two-form entry school.

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 385: Land at Sedgetch Road / Blind Lane (Site 1)
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	386	Site Name:	Land south of Sedgelych Road (Site 2)
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	205
Sieved site?	Yes	Site area (HA):	9.10
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Category 1 (Flood Zone 3). The Settlement Break has clearly defined boundaries and acts as key green wedge between Fench Houses and Houghton-le-Spring, helping to retain two distinct and physically separate communities. The site forms a key wildlife and GI corridor connection from the Moors Burn to Elba Park, Herrington Burn and Newbottle area and is adjacent to ponds with evidence of priority species along the burn and roosting in the area. Falls within a Coal Referral Area. Electricity pylons follow eastern part of site. Lies within a Critical Drainage Area, with 1:30 incidence surface water flooding, and low incidence potential of groundwater flooding.

Planning History

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

Planning History 2

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: The site is not suitable for development due to fundamental impact on the Settlement Break as well as significant flooding and infrastructure issues to be overcome.

Category 1 (Flood Zone 3). The Settlement Break has clearly defined boundaries and acts as key green wedge between Fence Houses and Houghton-le-Spring, helping to retain two distinct and physically separate communities. The site forms a key wildlife and GI corridor connection from the Moors Burn to Elba Park, Herrington Burn and Newbottle area and is adjacent to ponds with evidence of priority species along the burn and roosting in the area. Falls within a Coal Referral Area. Electricity pylons follow eastern part of site. Lies within a Critical Drainage Area, with 1:30 incidence surface water flooding, and low incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Available

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

Achievability:

Conclusion on Achievability: Not Achievable

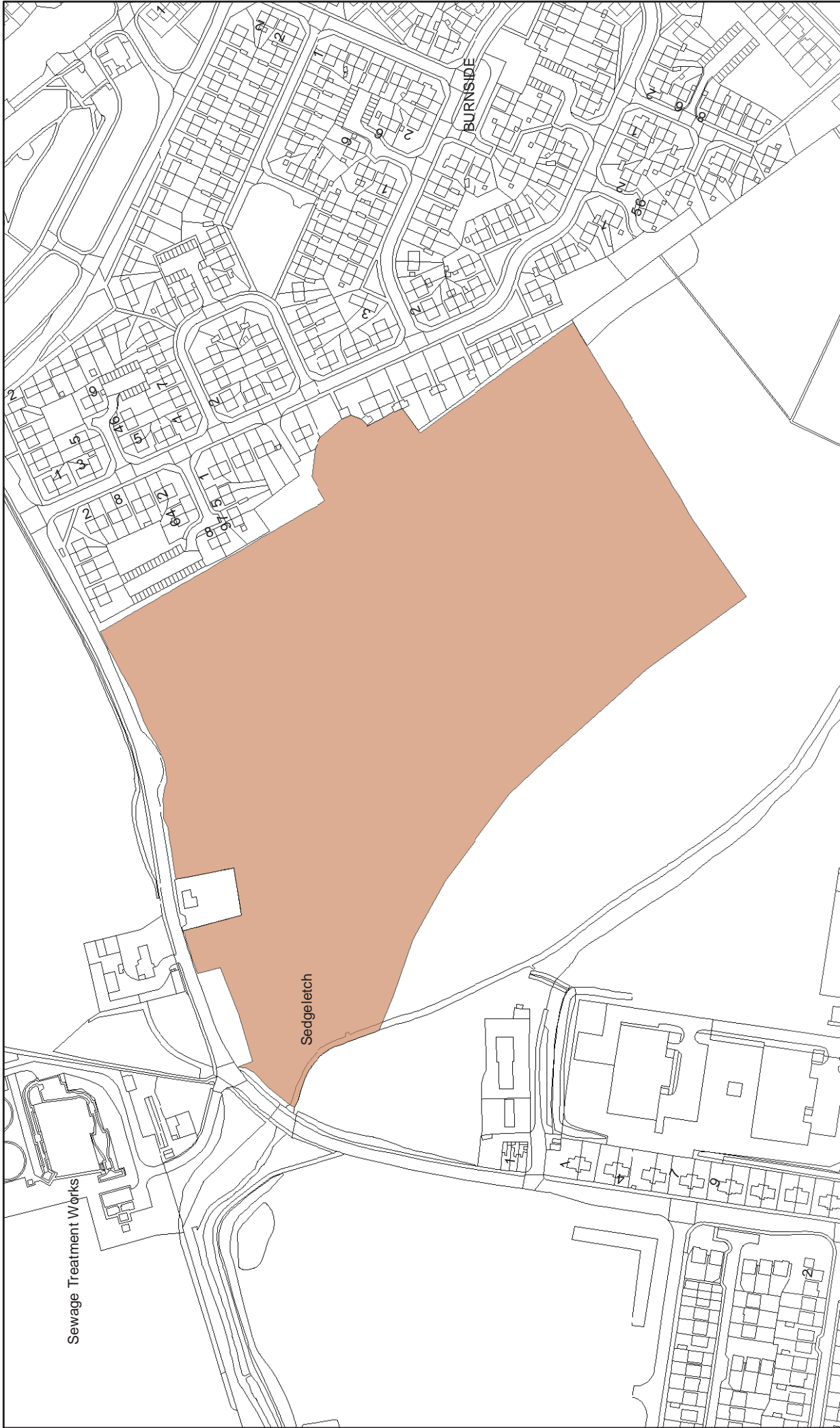
Comment on Achievability:

Viability Assessment Typology: Large Greenfield 350

Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (incidence of surface water flooding, flood zone 3, Green Infrastructure corridor, proximity to ponds and priority species, within critical drainage and coal referral areas). Abnormal costs may be associated with surface water flooding, flood zone 3 and coal shafts which may require significant engineering solutions to make the site feasible for housing. The cumulative impact of housing development in the area has resulted in pressure which equates to the need for a new two-form entry school.

Deliverability**Comment on Deliverability:**

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 386; Land south of Sedgeleitch Road (Site 2)
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	387	Site Name:	Land south of Sedgeleth Road (Site 3)
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	33
Sieved site?	Yes	Site area (HA):	1.23
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Category 1 (Flood Zone 3). The Settlement Break has clearly defined boundaries and acts as key green wedge between Fench Houses and Houghton-le-Spring, helping to retain two distinct and physically separate communities. The site forms a key wildlife and GI corridor connection from the Moors Burn to Elba Park, Herrington Burn and Newbottle area and is adjacent to ponds with evidence of priority species along the burn and roosting in the area. Falls within a Coal Referral Area. Electricity pylons follow eastern part of site. Lies within a Critical Drainage Area, with 1:30 incidence surface water flooding, and 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: Not Suitable

Comments on Suitability: The site is unsuitable for development due to fundamental impact on the Settlement Break as well as significant infrastructure and flooding concerns.

Category 1 (Flood Zone 3). The Settlement Break has clearly defined boundaries and acts as key green wedge between Fence Houses and Houghton-le-Spring, helping to retain two distinct and physically separate communities. The site forms a key wildlife and GI corridor connection from the Moors Burn to Elba Park, Herrington Burn and Newbottle area and is adjacent to ponds with evidence of priority species along the burn and roosting in the area. Falls within a Coal Referral Area. Electricity pylons follow eastern part of site. Lies within a Critical Drainage Area, with 1:30 incidence surface water flooding, and low incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Available

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

Achievability:

Conclusion on Achievability: Not Achievable

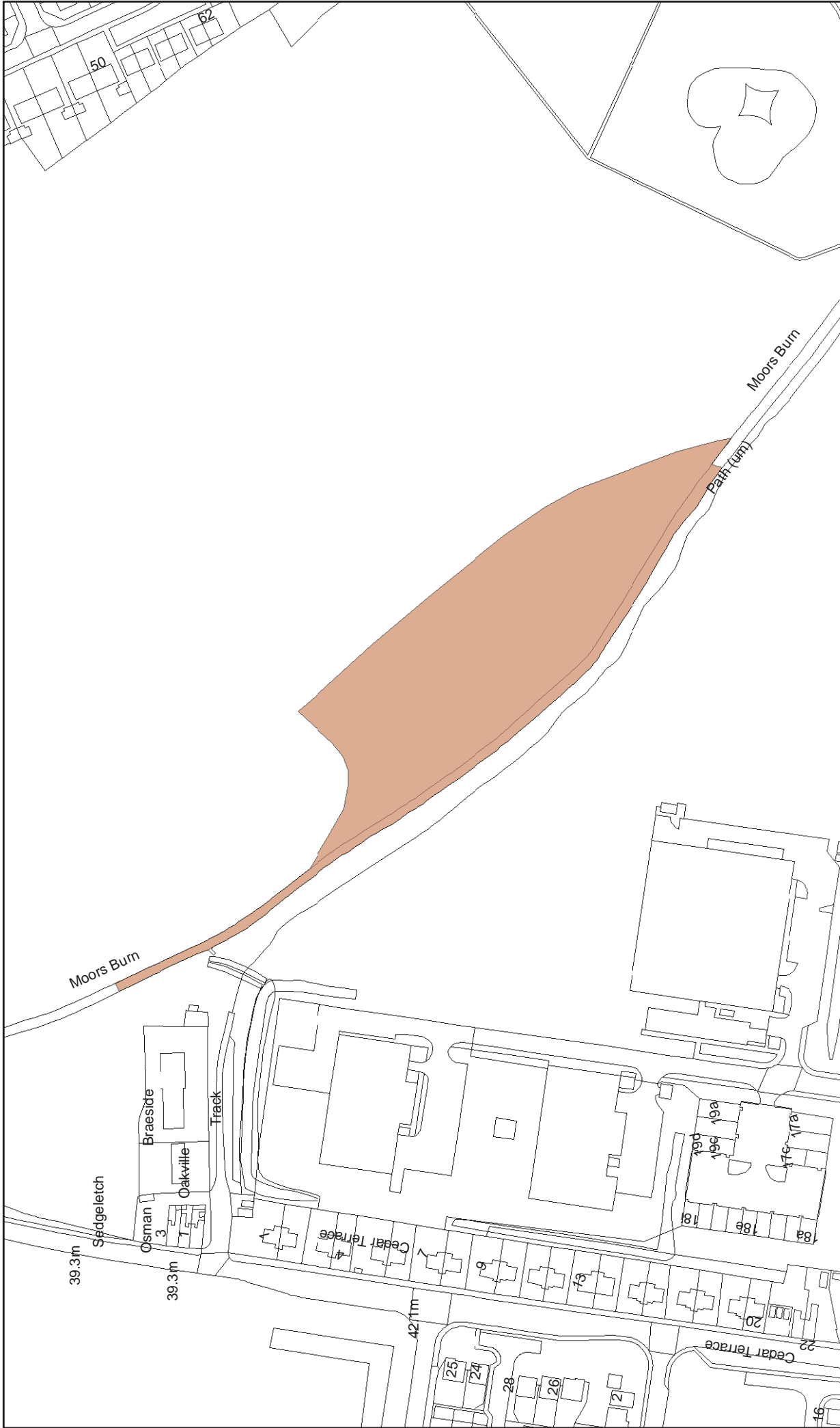
Comment on Achievability:

Viability Assessment Typology: Medium Greenfield 35

Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (incidence of surface water flooding, flood zone 2, Green Infrastructure corridor, electricity pylons, proximity to ponds and priority species, within critical drainage and coal referral areas). Abnormal costs may be associated with surface water flooding, flood zone 2 and coal shafts which may require significant engineering solutions to make the site feasible for housing. The cumulative impact of housing development in the area has resulted in pressure which equates to the need for a new two-form entry school.

Deliverability**Comment on Deliverability:**

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 387; Land south of Sedgeleth Road (Site 3)
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	388	Site Name:	Ennerdale Street, Low Moorsley, Land at
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Greenfield	Capacity:	40
Sieved site?	No	Site area (HA):	0.98
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

The site is allocated as Housing in the UDP. The site lies on the edge of a wildlife corridor and in proximity to a SSSI and LWS. Site lies within a critical drainage area, source protection zone and has incidence of surface water and groundwater flooding.

Planning History

Planning History 2

Present Planning Status: Permitted (Outline) – Not started
 Planning App No: 12/01125/OUT
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

Prior to									
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:
						10	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: The site is allocated as Housing in the UDP. The site lies on the edge of a wildlife corridor and is in proximity to a SSSI and LWS. Site lies within a critical drainage area, source protection zone and has incidence of surface water and groundwater flooding.
 Suitability determined by granting of planning permission.

Availability:

Conclusion on Availability: Available

Comments on Availability: No known availability constraints at this point in time. Planning permission approval indicates that the site is available for development.

Achievability:

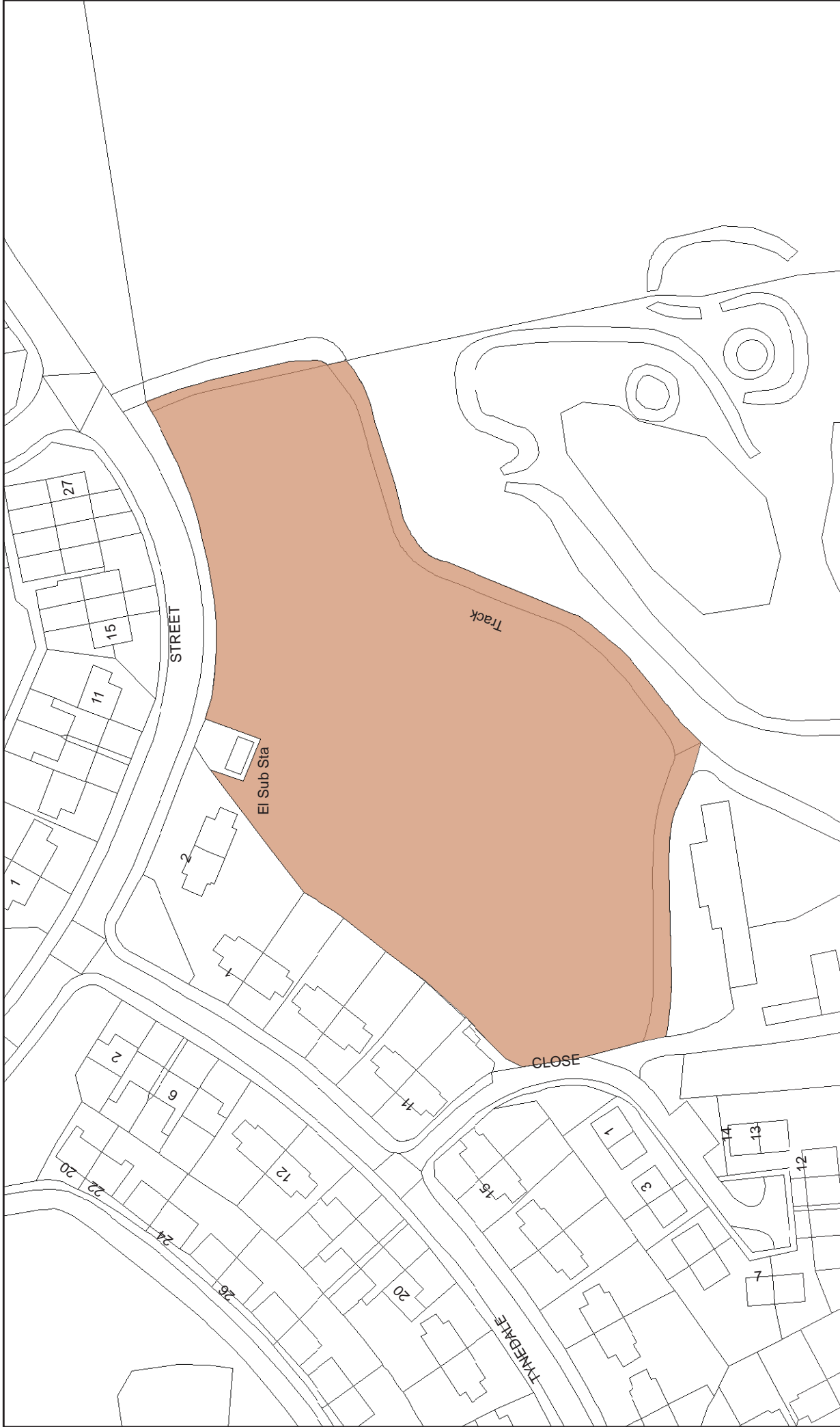
Conclusion on Achievability: Achievable

Comment on Achievability: Viability Assessment Typology: Medium Greenfield 35.

Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (buffer zone likely required due to adjacent wildlife corridor and proximity to a SSSI and LWS).

Deliverability

Comment on Deliverability: Site has outline planning permission for 40 units, subject to the submission and determination of a detailed planning application, this site could deliver units in year 4.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 388: Land at Ennerdale Street, Low Moorsley
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	410	Site Name:	Blind Lane, Grasswell, land to North of
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	21
Sieved site?	No	Site area (HA):	0.71
Included in Supply?	Yes	Deliverable/Developable:	11-15 years

Constraints

Evidence of priority species in the vicinity of the site. Part of a narrow GI corridor. 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 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:	
										21

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. Evidence of priority species in the vicinity of the site. Part of a narrow GI corridor. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding.

Availability:

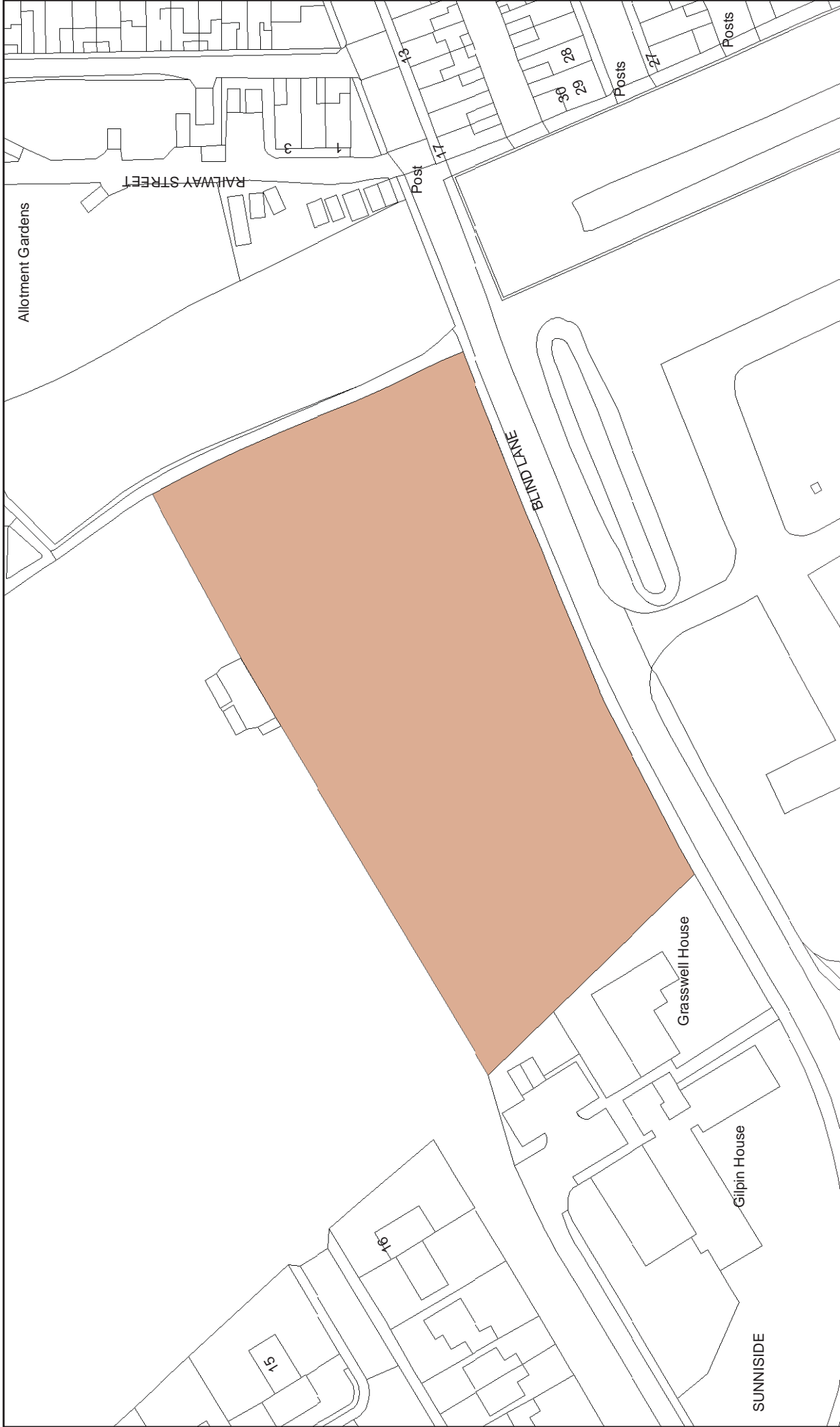
Conclusion on Availability: Available
 Comments on Availability: No known constraints to the availability of the site at this point in time.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Greenfield 15.
 Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Limited site specific considerations (buffer zone may be required to preserve element of GI corridor and protect priority species in the vicinity).

Deliverability

Comment on Deliverability: Subject to the submission and determination of a detailed planning application, the site is considered developable and capable of delivering around 21 units in the 11-15 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 410: Land to North of Blind Lane, Grasswell
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	411	Site Name:	Snippersgate, land at (South Hetton Road)
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Greenfield	Capacity:	12
Sieved site?	No	Site area (HA):	0.40
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site lies on the edge of a wildlife and GI corridor and there is evidence of priority species in the area. Lies within a Critical Drainage Area and Source Protection Zone, with low incidence potential of groundwater flooding.

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: There are access issues to the site and any development would encroach into the open countryside, beyond the existing building line.

The site lies on the edge of a wildlife and GI corridor and there is evidence of priority species in the area. Lies within a Critical Drainage Area and Source Protection Zone, with low incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Available

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

Achievability:

Conclusion on Achievability: Not Achievable


Comment on Achievability: Viability Assessment Typology: Medium Greenfield 15

Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (access issues, critical drainage area, coal referral area, source protection zone). Abnormal costs may be associated with access to the site. Until the principle of access can be achieved, the site is not considered achievable at this point in time

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 411; Land at Snippersgate (South Hetton Road)
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	417	Site Name:	Heritage Green - Rear of Bee Hive Pub, Coaley Lane
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	277
Sieved site?	No	Site area (HA):	10.73
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Agricultural land quality not known. Significant impact on key wildlife corridor connection from the Moors Burn to Elba Park, Herrington Burn and Newbottle area.

Planning History

Planning History 2

Present Planning Status: Permitted – under construction
 Planning App No: 15/00815/HYB
 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:
	0	0	5	43	40	40	40	40	29
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:

Under Construction: Yes
 Units Completed: 5

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site suitability established through grant of planning permission for 277 dwellings which addressed significant concerns.

Availability:

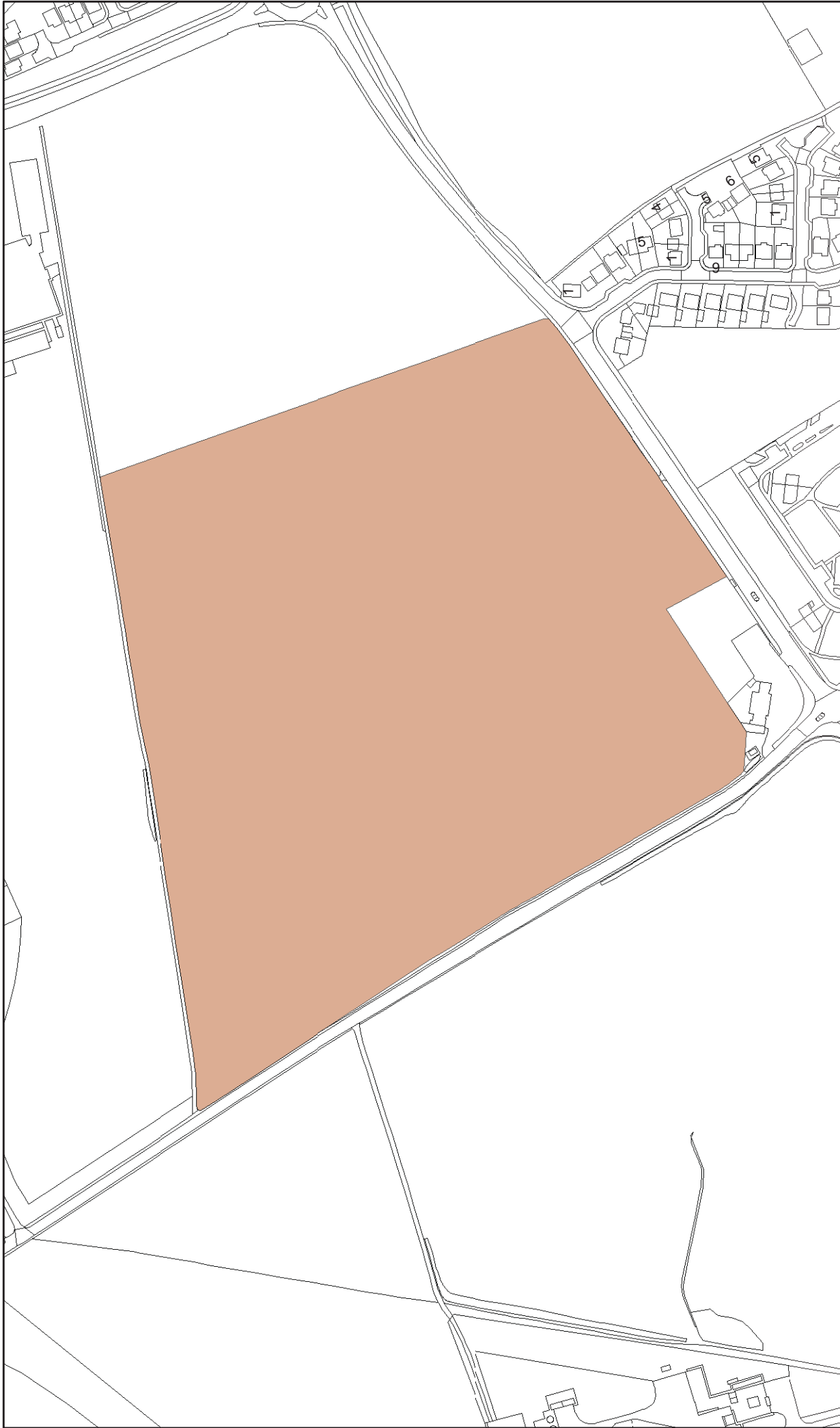
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 350 S106 agreement in place.
 Site achievability established through grant of planning permission and commencement of the site.

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Site under construction expected to delivery units in the 0-5, 6-10 periods.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2017
Contact	Site No 417: Heritage Green - Rear of Bee Hive Pub, Coaley Lane
Scale	Not to Scale
Date	July 2017
Revisions	North

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SHLAA Ref No:	421	Site Name:	Quarry House Lane, East Rainton
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Greenfield	Capacity:	33
Sieved site?	No	Site area (HA):	1.55
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

TPO's on site, agricultural land quality not known. The site forms part of a wildlife corridor and GI linking Hetton Bogs and the open countryside/ Magnesian Limestone Escarpment. Local archaeological significance. Within a Critical Drainage Area with low incidence potential of groundwater flooding.

Planning History

Present Planning Status: Permitted – Not started
 Planning App No: 16/01541/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:
					13	20			
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 potentially suitable for development. The 2016 Settlement Break Review identifies that the south west portion of the Settlement Break is 750m wide and the potential impact to both the green corridor and Settlement Break is more limited- as such, some minor infilling in this area may be feasible. Would require mitigation. TPO's on site, agricultural land quality not known. The site forms part of a wildlife corridor and GI linking Hetton Bogs and the open countryside/ Magnesian Limestone Escarpment. Local archaeological significance. Within a Critical Drainage Area with low incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Available

Comments on Availability: No known constraints to availability at thispoint in time. Site submitted for SHLAA consideration in 2009 which would indicate availability for development.Planning application under consideration.

Achievability:

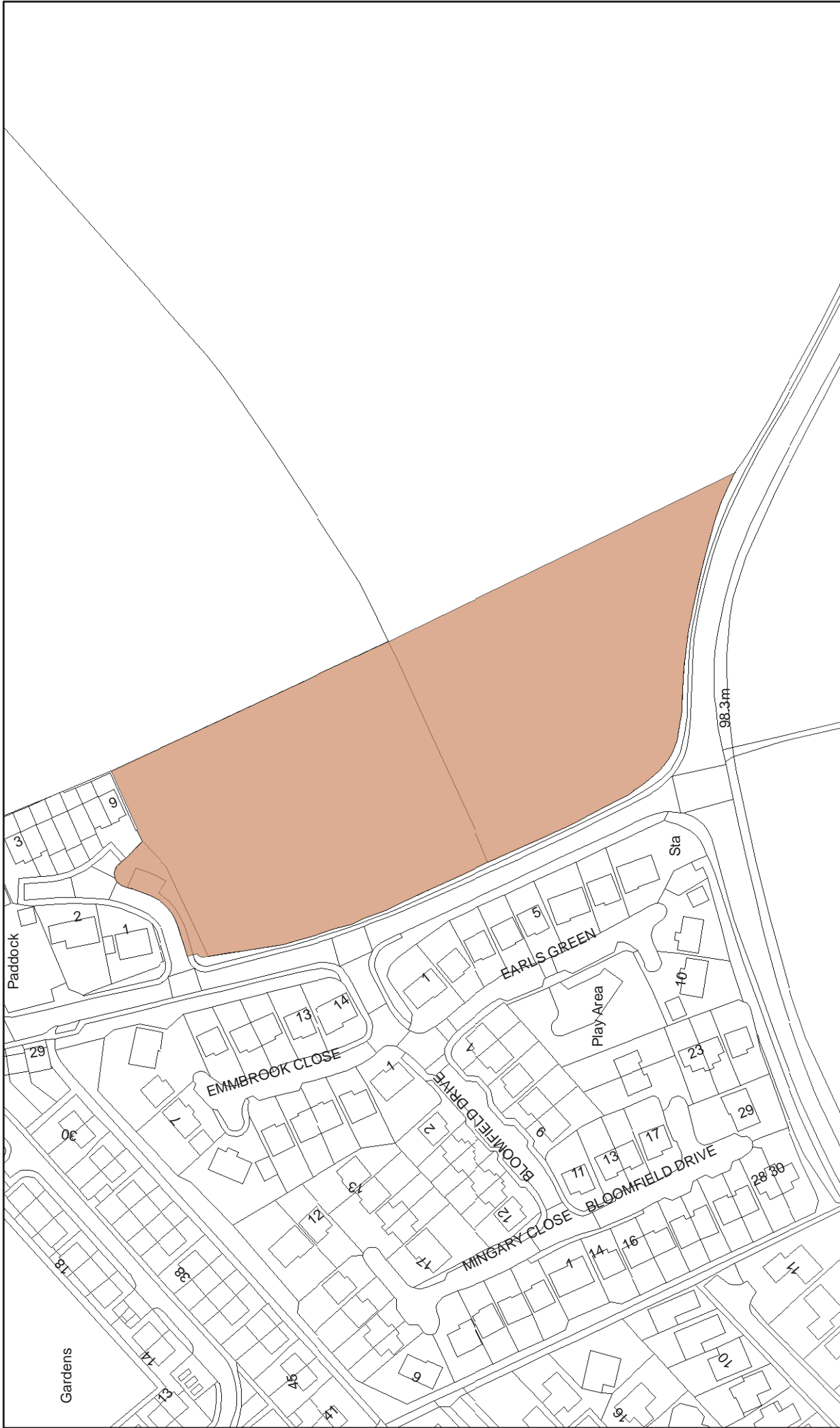
Conclusion on Achievability: Achievable

Comment on Achievability: Viability Assessment Typology: Medium Greenfield 35

Low to mid market value area. Site specific considerations (ecology and biodiversity, buffer may be required to retain GI corridor, archaeology, TPOs)

Deliverability

Comment on Deliverability: Site identified as not acting or resembling a settlement break in the 2016 Settlement Break Review. Site is considered available and achievable. Planning application approved early 2018 for 33 units, as such completions expected years 1-5.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 421: Quarry House Lane, East Rainton
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	422	Site Name:	Markle Grove, land to East, East Rainton
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	93
Sieved site?	No	Site area (HA):	4.35
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Agricultural land quality not known. The site forms part of the Settlement Break, the western most point of which may have scope for some infilling.

Planning History

Planning History 2

Present Planning Status: Permitted – under construction
 Planning App No: 16/00216/REM
 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:	
0	0	14	57	22						
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: Yes
 Units Completed: 14

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site suitability established through grant of planning permission for 93 dwellings.

Availability:

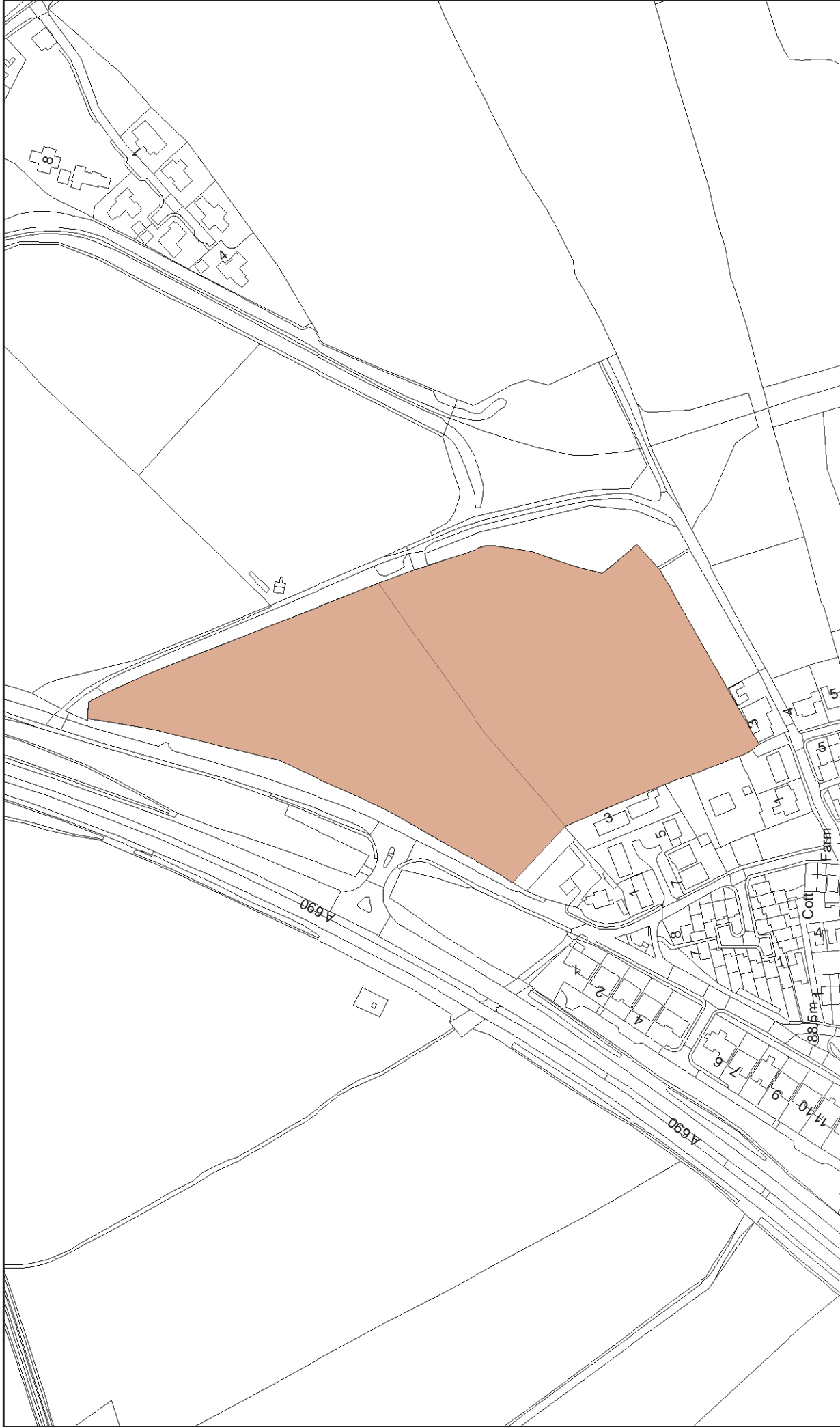
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission.


Achievability:

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

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of planning permission. Site under construction. Delivery of 93 units expected in the 0-5 year period.



Project	Sunderland Strategic Housing Land
Scheme	Availability Assessment - 2017
Contact	Site No 422: Markle Grove, land to East, East Rainton
Scale	Not to Scale
Date	July 2017
North	
Drawing No.	Revisions

Sunderland City Council

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SHLAA Ref No:	423	Site Name:	Market Place, Houghton
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	40
Sieved site?	Yes	Site area (HA):	3.68
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The northern half of the site lies in the Green Belt. As well as preventing countryside encroachment and urban sprawl it plays an important landscape role in supporting the setting for Houghton Hillside Cemetery and forms part of the Limestone Escarpment. Agricultural land quality not known. The site provides an important buffer to the adjacent SSSI, LWS and LGS and there are priority species in the area. Partly lies within Source Protection Zone and partly with Critical Drainage Area, with low incidence potential of groundwater flooding.

Planning History

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

Planning History 2

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Site not suitable as within designated Green Belt. The northern part of the site lies in the Green Belt. The southern part of the site is allocated as employment land and there are access issues to the site.

The northern half of the site lies in the Green Belt. As well as preventing countryside encroachment and urban sprawl it plays an important landscape role in supporting the setting for Houghton Hillside Cemetery and forms part of the Limestone Escarpment. Agricultural land quality not known. The site provides an important buffer to the adjacent SSSI, LWS and LGS and there are priority species in the area. Partly lies within Source Protection Zone and partly with Critical Drainage Area, with low incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Not Available

Comments on Availability: The site is not available at this time.

Achievability:

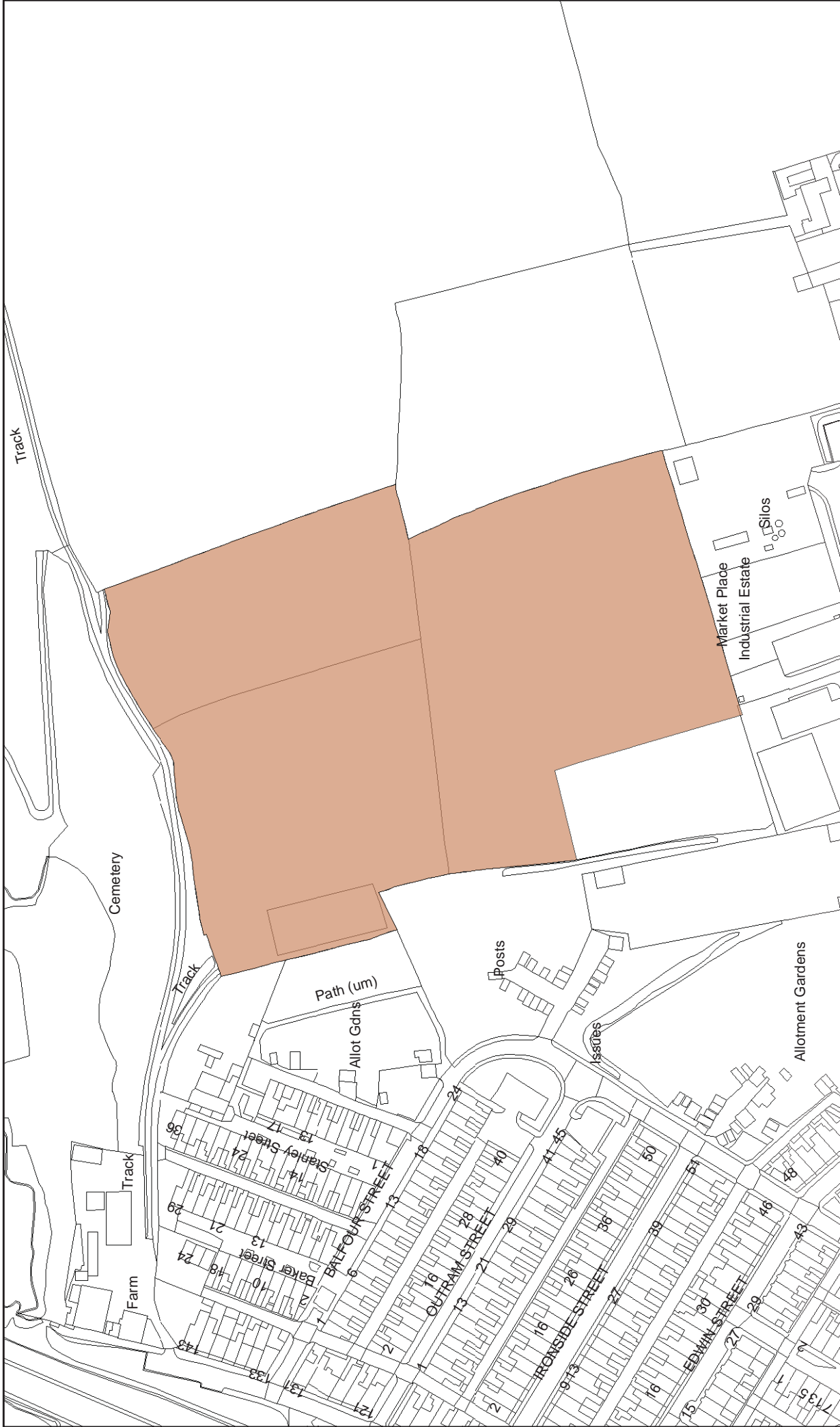
Conclusion on Achievability: Not Achievable

Comment on Achievability: Viability Assessment Typology: Large Greenfield 75

Viability Assessment Typology indicates that this typology of site is likely to be viable. However, there are a number of significant constraints that could potentially have an impact on the achievability of the site including landscape and townscape, and access issues. The cumulative impact of development in the area now means there is a need for a new two-form entry school.

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017		
Scheme	Site No 423: Market Place, Houghton		
Contact		Date	July 2017
Scale	Not to Scale		
Drawing No.			Revisions

Sunderland City Council

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SHLAA Ref No:	425	Site Name:	Electric Crescent Allotments
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	14
Sieved site?	No	Site area (HA):	0.47
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Existing allotment site (not deemed high quality). The site is located adjacent to the Grade II listed building (former NCB Power Station). Site 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 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: Currently used as allotment gardens (not identified as high quality and in area where allotment provision is high). The site is located adjacent to the Grade II listed building (former NCB Power Station). Site lies within a Critical Drainage Area with low incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Not Available
 Comments on Availability: Site is designated as allotments which are currently in use. No indication at present whether it is appropriate to decommission the allotment site, therefore the site has been assessed as unavailable at this point in time.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Greenfield 15
 Viability Assessment Typology indicates that this typology of site is likely to be viable. However, there may be costs and legalities associated with decommissioning the allotments which may impact upon the sites viability.

Deliverability

Comment on Deliverability: Site is currently operating as allotments. It is unclear at this point in time, whether the allotments will be decommissioned and the site will be made available for development. At this point in time, due to availability uncertainties, the site is not developable.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 425: Electric Crescent Allotments
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	440	Site Name:	Cragdale Gardens, Low Moorsley
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Greenfield	Capacity:	40
Sieved site?	No	Site area (HA):	2.96
Included in Supply?	Yes	Deliverable/Developable:	11-15 years

Constraints

Existing amenity greenspace. The site lies near to ponds and a LWS and forms the edge of a wildlife and GI corridor. Lies within a Critical Drainage Area and Source Protection Zone. Partly affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. Existing amenity greenspace. The site lies near to ponds and a LWS and forms the edge of a wildlife and GI corridor. Lies within a Critical Drainage Area and Source Protection Zone. Partly affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Available
 Comments on Availability: The land owner intends on bringing the site forward within the timescales of this SHLAA

Achievability:

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

Deliverability

Comment on Deliverability: Site available for development within the plan period. Currently open spcae, however in an area which has above average, but low quality, as such upgrades to neraby greenspace would be required. To be brought forward back end of the plan period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 440: Cragdale Gardens, Low Moorsley
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	444	Site Name:	Biddick Woods
Subarea:	Coalfield		
Ward:	SHINEY ROW		
PDL or greenfield:	Greenfield	Capacity:	85
Sieved site?	No	Site area (HA):	5.66
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Agricultural land quality not known. The site acts as a buffer zone to the adjacent LWS and there are priority species within, and in the vicinity, of the site. Forms part of a wildlife and GI corridor. The site is adjacent to the former Leamside Line. The site helps to prevent countryside encroachment and sprawl of the built up area westwards between Shiney Row and Chester-le-Street/ Bournmoor. Lies within a Critical Drainage Area and partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Site also lies within a Coal Referral Area.

Planning History

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

Planning History 2

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

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

The site acts as a buffer zone to the adjacent LWS and there are priority species within, and in the vicinity, of the site. Forms part of a wildlife and GI corridor. The site is adjacent to the former Leamside Line. Lies within a Critical Drainage Area and partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Site also lies within a Coal Referral Area.

Availability:

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

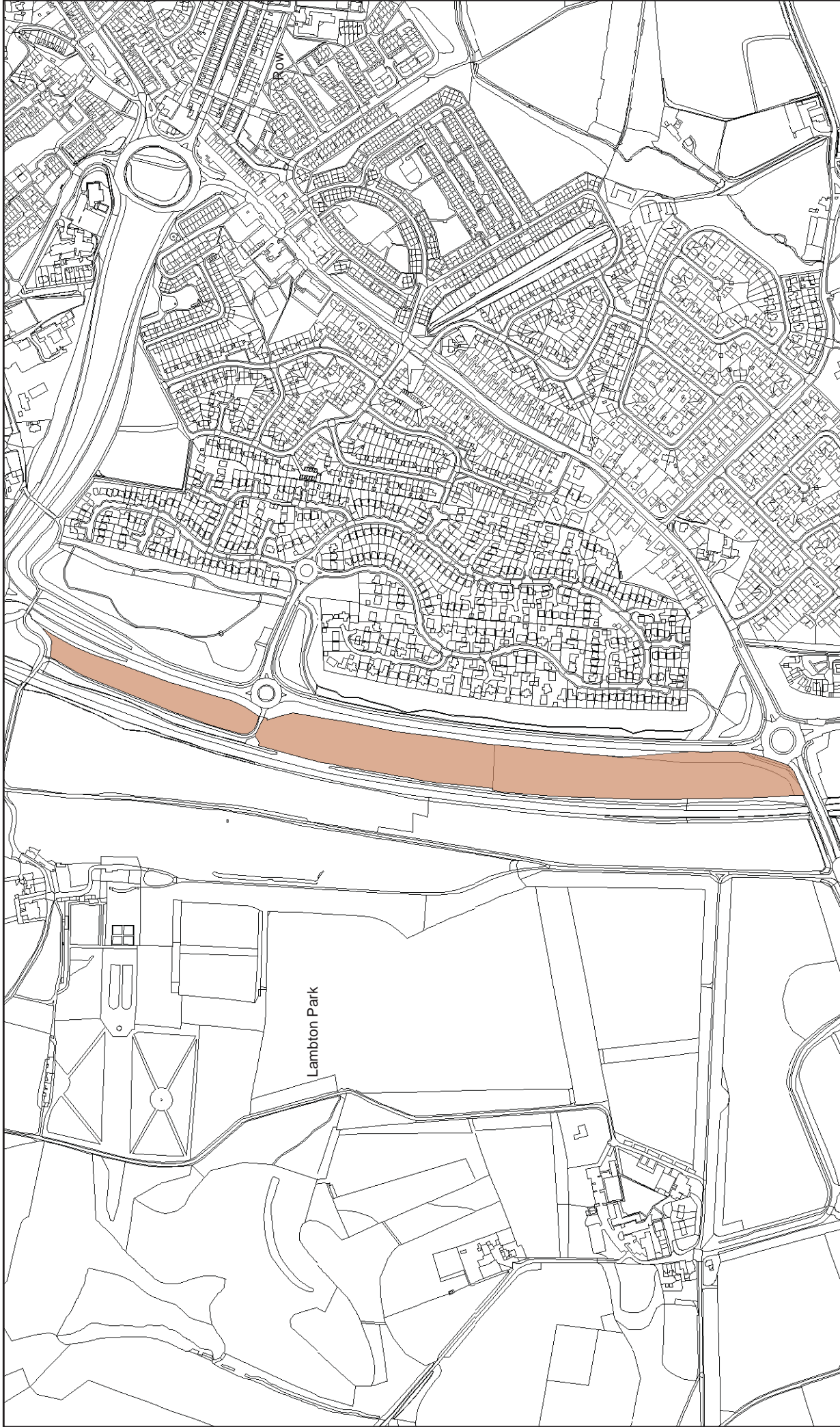
Achievability:


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

Viability Assessment Typology indicates that this typology of site is likely to be viable. However, considerable abnormal costs may be incurred, relating to access and infrastructure, which require resolution. A buffer may be required to Leamside Line that would affect site layout considerably

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 444: Biddick Woods
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	448	Site Name:	Penshaw House
Subarea:	Coalfield		
Ward:	SHINEY ROW		
PDL or greenfield:	Mixed (50/50)	Capacity:	19
Sieved site?	No	Site area (HA):	1.52
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Evidence of priority species roosting and foraging in the area. Site contains Grade II listed building Penshaw House and its walled garden. A small part of the site is affected by 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding. Amenity greenspace within the grounds of the former children's home which is partly designated as open space.

Planning History

Present Planning Status: Application pending
 Planning App No: 17/01631/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:	
					19					
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: Mixed site, approximately 50% greenfield and 50% brownfield. Mitigation required. Evidence of priority species roosting and foraging in the area. Site contains Grade II listed building Penshaw House and its walled garden. A small part of the site is affected by 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding. Amenity greenspace within the grounds of the former children's home which is partly designated as open space. Site potentially suitable for sensitive change of use and refurbishment of listed building and new residential development within the curtilage of the site.

Availability:

Conclusion on Availability: Available

Comments on Availability: Council owned site identified for disposal currently at planning application stage.

Achievability:

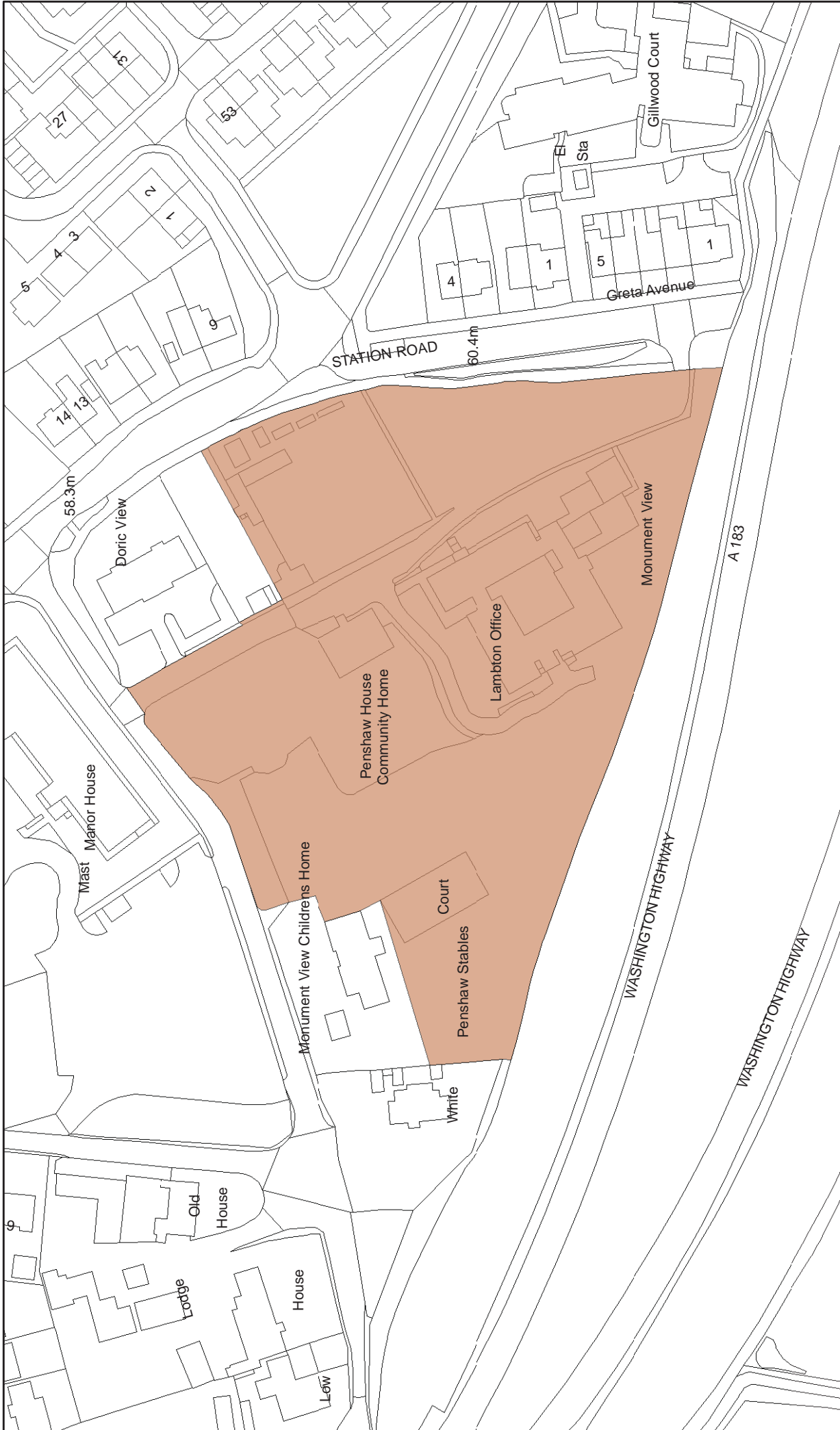
Conclusion on Achievability: Achievable


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

Abnormals: Potential abnormal costs associated with site constraints including, the Grade II listed buildings and mitigation for roosting and foraging priority species.

Deliverability

Comment on Deliverability: Site identified as suitable, available and achievable. Subject to the grant of planning permission, mitigation implementation and site preparation timescales, the site could deliver housing within 1-5 years.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 448: Penshaw House
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

Sunderland City Council

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SHLAA Ref No:	458	Site Name:	Dubmire Industrial Estate, Phase 2
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	53
Sieved site?	No	Site area (HA):	2.34
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site forms part of the Moors Burn wildlife corridor and has evidence of priority habitats and species on the site, within the burn and roosting in the area. Minor archaeological site (mill race to nearby mill).

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Existing employment land to be retained - industrial uses/bad neighbour potential.

The site forms part of the Moors Burn wildlife corridor and has evidence of priority habitats and species on the site, within the burn and roosting in the area. Minor archaeological site (mill race to nearby mill).

Availability:

Conclusion on Availability: Not Available

Comments on Availability: The ELR identifies the site should be retained for employment purposes.

Achievability:

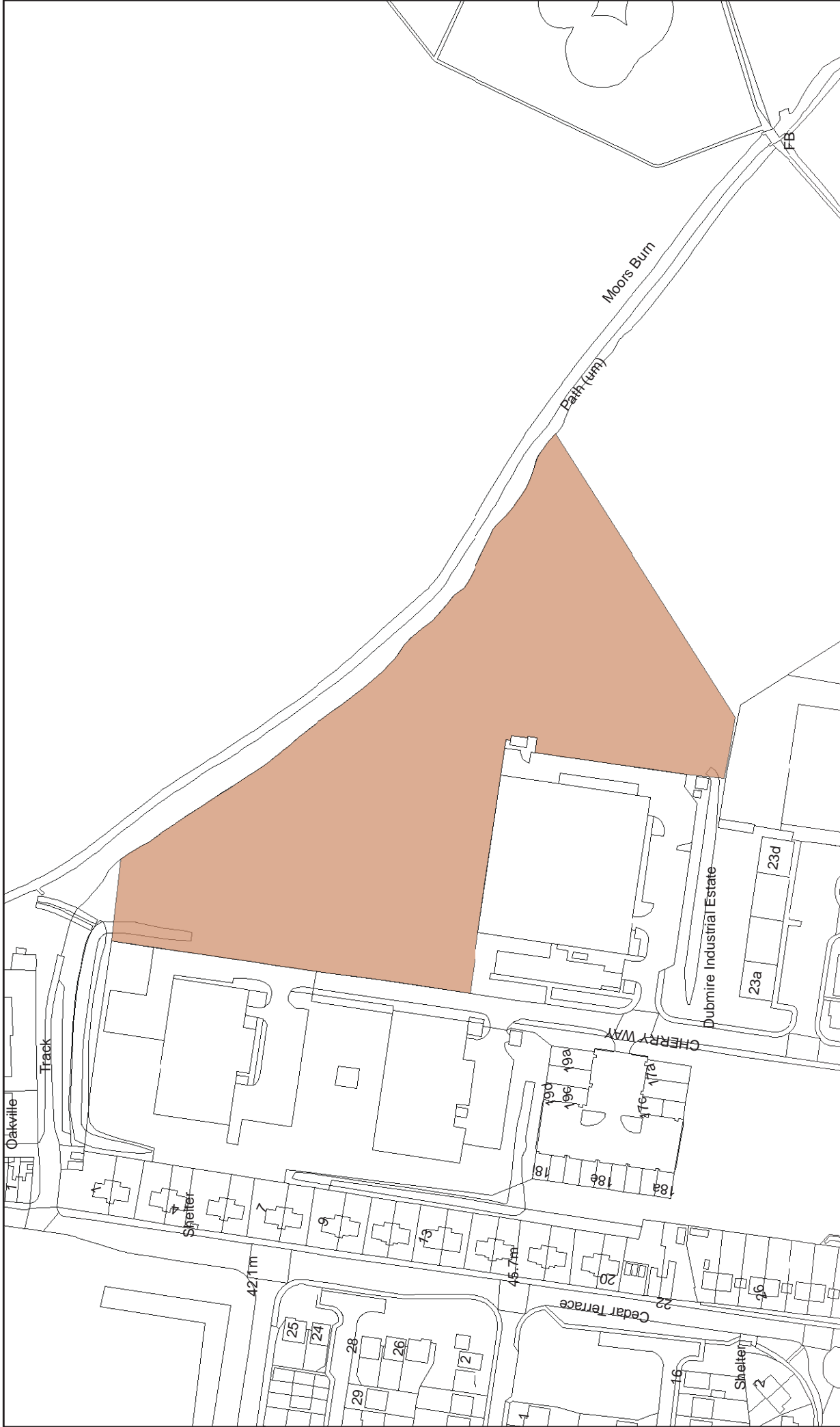
Conclusion on Achievability: Achievable

Comment on Achievability: Viability Assessment Typology: Medium Greenfield 35

Viability Assessment Typology indicates that this typology of site is likely to be viable. There are a number significant constraints on site that could potentially effect the achievability of the site including biodiversity, wildlife corridors and archaeology. The cumulative effect of housing in the area has resulted in the need for a new two form entry school.

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 458: Dubmire Industrial Estate, Phase 2
Contact	
Scale	Not to Scale
Date	July 2017
North	
Drawing No.	Revisions

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SHLAA Ref No:	459	Site Name:	Dubmire Industrial Estate Phases 3 & 4
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	PDL	Capacity:	133
Sieved site?	No	Site area (HA):	4.58
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site lies in proximity to ponds with priority species and also close to roosting sites. There is potential for contamination on the site.

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Existing employment land to be retained- industrial uses/bad neighbour potential.
 The site lies in proximity to ponds with priority species and also close to roosting sites. There is potential for contamination on the site.

Availability:

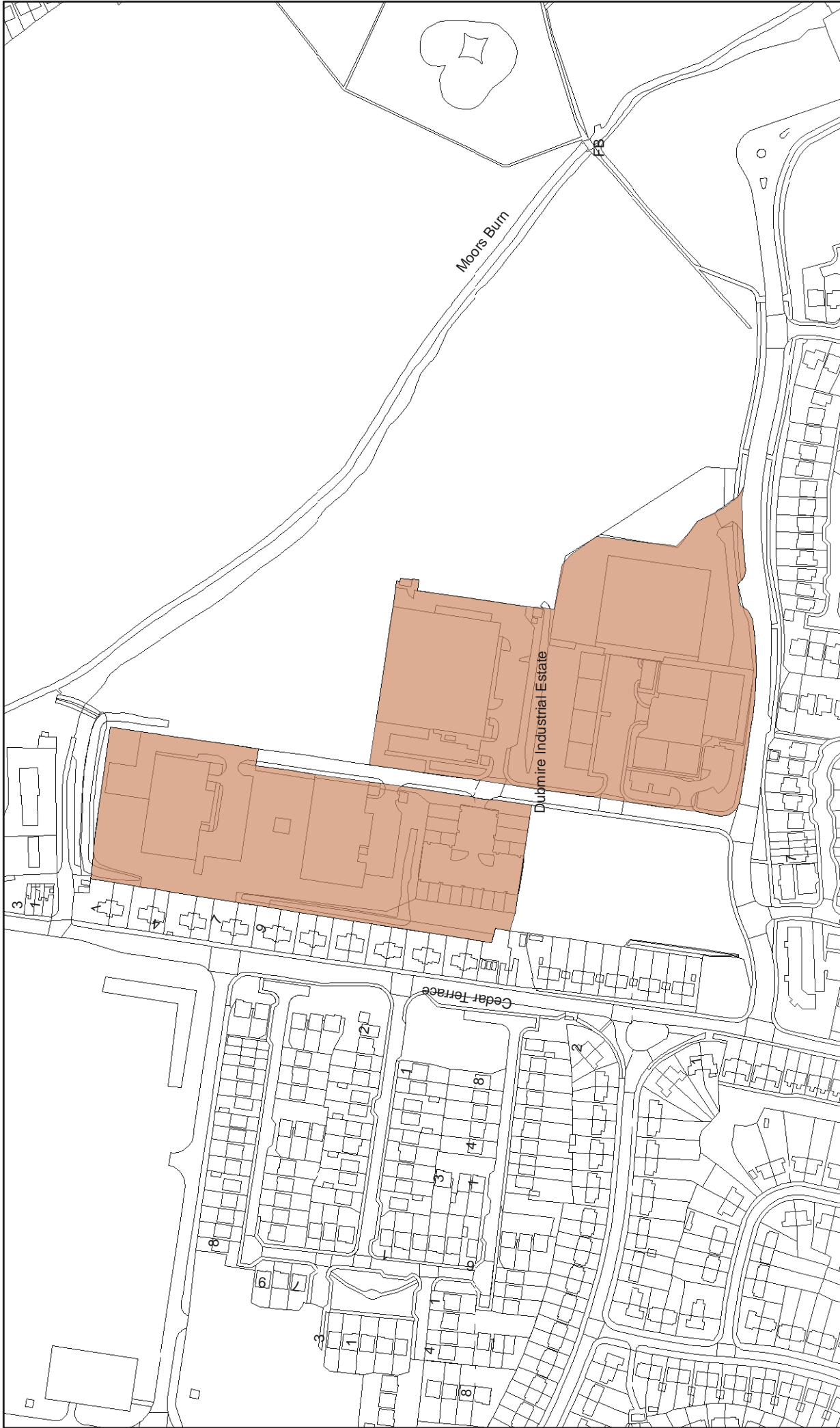
Conclusion on Availability: Not Available
 Comments on Availability: The ELR identifies the site should be retained for employment purposes.

Achievability:

Conclusion on Achievability: Not Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 150
 Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time. The site lies within a Critical Drainage Area and is affected by 1:30 incidence surface water flooding which could have an impact on the achievability of the site. The cumulative impact of development in the area creates the need for a new two form entry school.

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 459: Dubmire Industrial Estate Phases 3 & 4
Contact	
Scale	Not to Scale
Date	July 2017
Revisions	

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SHLAA Ref No:	460	Site Name:	Land North of Black Boy Road (site B)
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	60
Sieved site?	No	Site area (HA):	4.00
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Provides existing allotments (not of high quality and in area of high allotment provision). The site is linked to a wider wildlife corridor to the south and there is evidence of priority species in the vicinity of the area. There is archaeological significance in the north half of the site. Falls within a Critical Drainage Area and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.

Planning History

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

Planning History 2

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: The 2012 Green Space Audit identifies that the existing allotments are not of high quality and in area of high allotment provision. The site scores poorly as greenspace and may be considered suitable for development should considerable issues be overcome. Mitigation required: the site is linked to a wider wildlife corridor to the south and there is evidence of priority species in the vicinity of the area. There is archaeological significance in the north half of the site. Falls within a Critical Drainage Area and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Not Available

Comments on Availability: There is a restrictive covenant on the site until 2017. Land sale between British Coal and Sunderland City Council dated 28 November 1997 indicates a restrictive covenant over the general development of the council owned, northern part of the site.

Achievability:

Conclusion on Achievability: Not Achievable

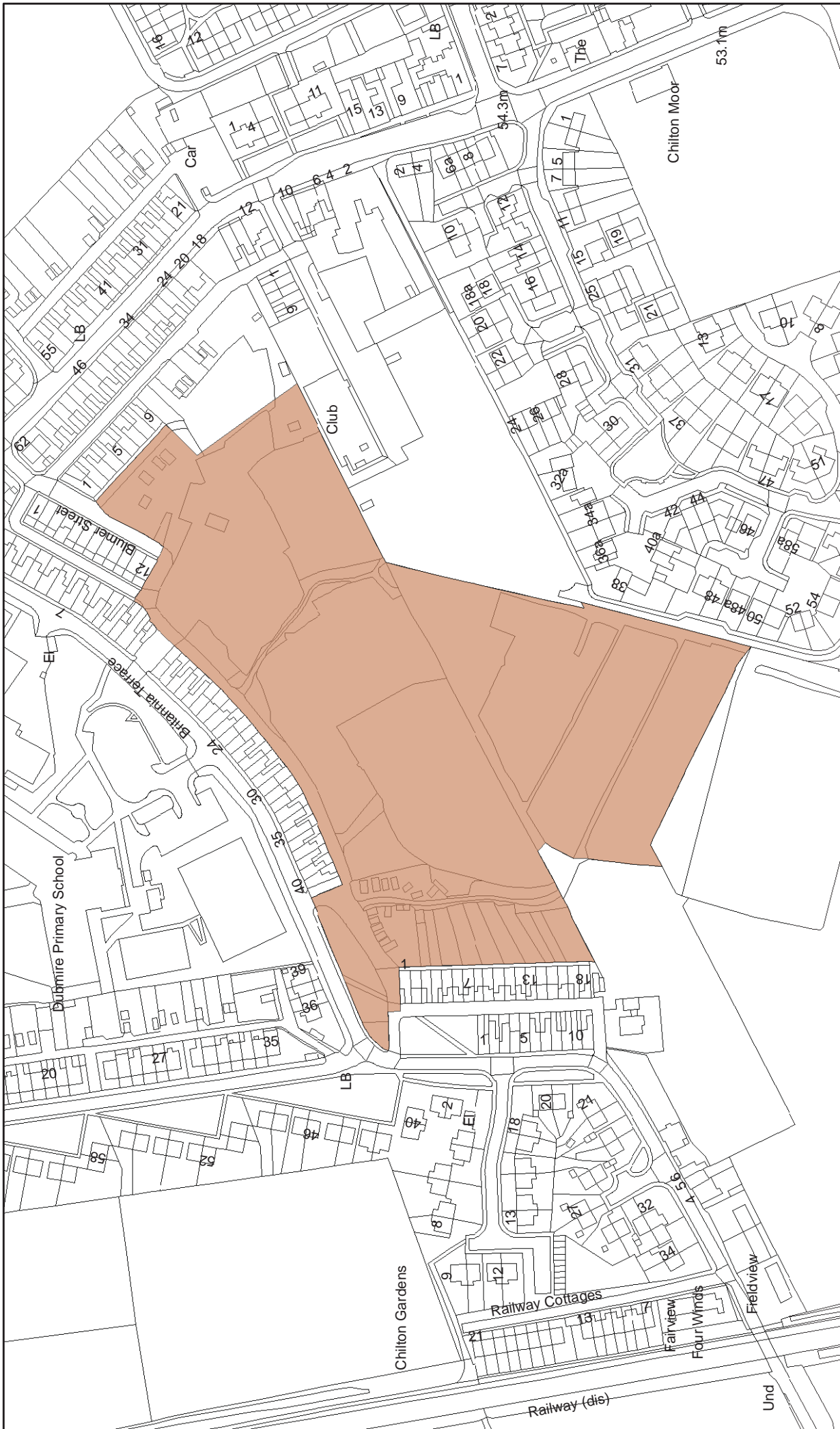
Comment on Achievability: Viability Assessment Typology: Large Greenfield 75

Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Below average prices in immediate area. Site specific considerations (incidence on site of surface water flooding, buffer zone likely required due to proximity to proximity of wildlife corridor and impact on priority species). Potential abnormal costs associated with surface water flooding and potential allotment replacement, could affect the viability of the site. The cumulative impact of development in the area also means there is now a need for a new two form entry school.

Deliverability

Comment on Deliverability:

The site is not considered developable at this point in time due to a restrictive covenant affecting the availability of the site. In addition, wider potential viability issues associated with surface water flooding and potential allotment replacement may affect the achievability of the site.



Project	Sunderland Strategic Housing Land
Scheme	Site No 460: Land North of Black Boy Road (site B)
Contact	North
Scale	Not to Scale
Date	July 2017
Revisions	

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SHLAA Ref No:	462	Site Name:	Hetton Downs Phase 1
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	PDL	Capacity:	69
Sieved site?	No	Site area (HA):	2.27
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Planning History

Present Planning Status: Permitted – under construction
 Planning App No: 14/00136/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	10	26	27	6						
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: Yes
 Units Completed: 36

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: Availability of site established through grant of planning permission.No known constraints

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Brownfield 60
 Achievability of site established through grant of planning permission. Site is currently under construction.

Deliverability

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



Project Sunderland Strategic Housing Land Availability Assessment - 2017	
Scheme	Site No 462: Hetton Downs Phase 1
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council

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SHLAA Ref No:	464A	Site Name:	Land north of Graneries , Offerton
Subarea:	Coalfield		
Ward:	SHINEY ROW		
PDL or greenfield:	Greenfield	Capacity:	5
Sieved site?	No	Site area (HA):	0.40
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

In Green Belt and area of high landscape value. Lies within wildlife and GI corridor.Low incidence potential of groundwater 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

Prior to

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

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

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

In Green Belt and area of high landscape value. Lies within wildlife and GI corridor.Low incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Available

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

Achievability:

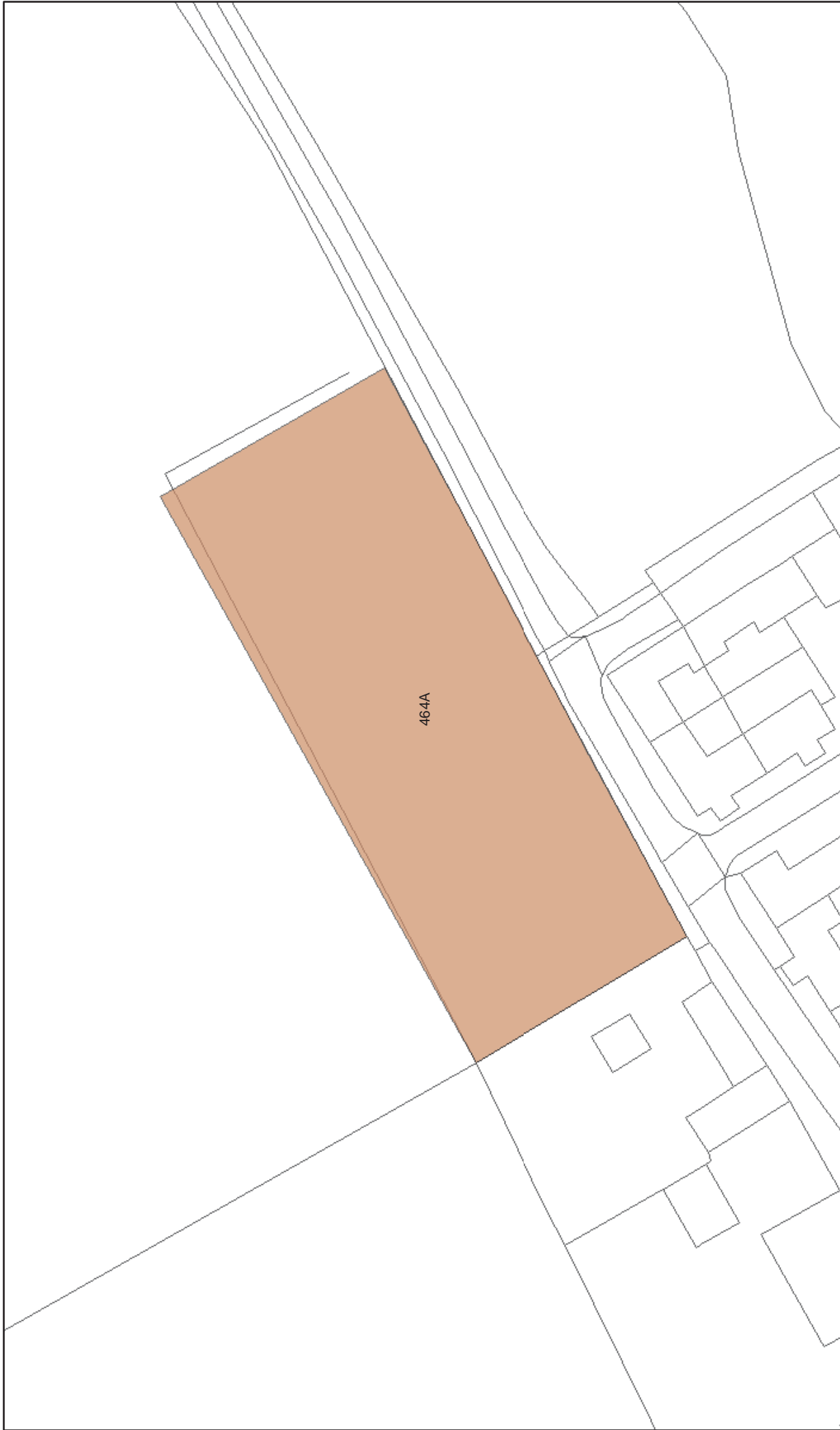
Conclusion on Achievability: Achievable


Comment on Achievability: Viability Assessment Typology: Small green 7

Viability Assessment Typology indicates that this typology of site is likely to be viable

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt.



<i>Project</i>	Sunderland Strategic Housing Land Availability Assessment - 2018
<i>Scheme</i>	Site No 464A: Land east of graneries, Offerton
<i>Contact Scale</i>	Not to Scale
<i>Date</i>	January 2018
<i>North</i>	
<i>Drawing No.</i>	<i>Revisions</i>

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SHLAA Ref No:	464B	Site Name:	Land to the East of The Granaries, Offerton, Sunderland
Subarea:	Coalfield		
Ward:	SHINEY ROW		
PDL or greenfield:	Greenfield	Capacity:	10
Sieved site?	No	Site area (HA):	0.85
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

In Green Belt and area of high landscape value. Lies within wildlife and GI corridor. Low incidence potential of groundwater flooding.

Planning History

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

Planning History 2

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt. Area of High Landscape Value and within a strategic wildlife corridor.

Availability:

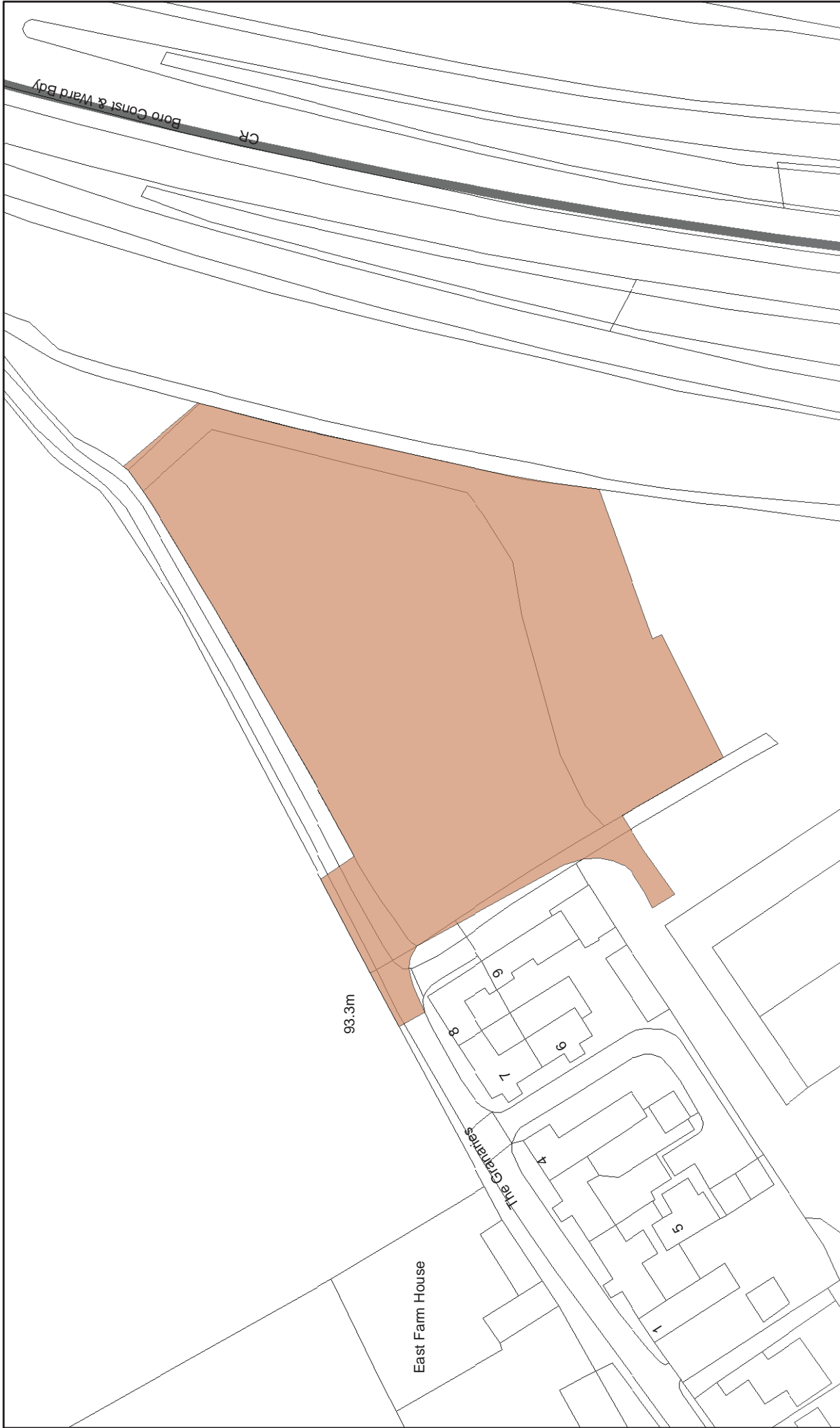
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: 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, however the developer has submitted information that supports achievability.

Deliverability

Comment on Deliverability: Site not suitable as within designated Green Belt.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 464B: Land to the East of The Granaries, Offerton, Sunderland
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	465	Site Name:	Land adjacent to Herrington Country Park
Subarea:	Coalfield		
Ward:	SHINEY ROW		
PDL or greenfield:	Greenfield	Capacity:	400
Sieved site?	No	Site area (HA):	22.86
Included in Supply?	No	Deliverable/Developable:	6-10 years

Constraints

Site is located within wider setting of Grade I Penshaw Monument.

Far eastern boundary of the site falls within the functional floodplain (Category 1) of the Herrington Burn - not sieved out because buffer can easily avoid this area and this has been demonstrated by developer submission. Also subject to 1:100 incidence surface water flooding. Low incidence of potential groundwater flooding. Lies within wildlife and GI corridor. Electricity pylons cut through the centre 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:	
									40	
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	
40	40	40	40	40	40	40	40	40		
Under Construction:			No							
Units Completed:			0							

Assessment Information

Suitability:

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

Site is located within wider setting of Grade I Penshaw Monument. Lies within wildlife and GI corridor. Electricity pylons cut through the centre of the site. Site size has been reduced due to SFRA.

Availability:

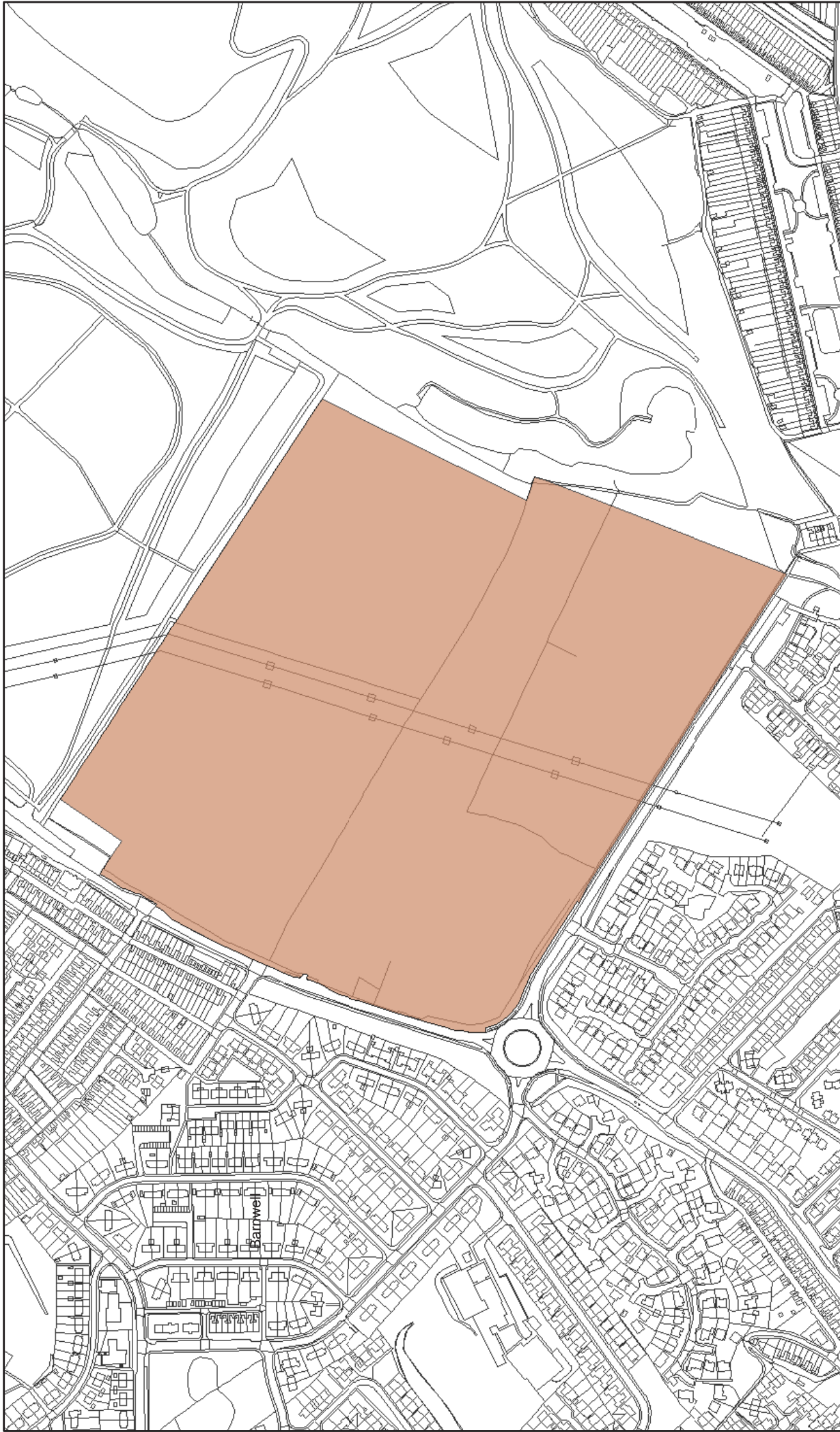
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 350
 Potential abnormal cost with pylons cutting through middle of site.

Deliverability

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



Project Sunderland Strategic Housing Land

Scheme Site No 465: Land adjacent to Herrington Country Park,

Contact Penshaw, Houghton-le-Spring

Scale Not to Scale **Date** January 2018



Drawing No.

Revisions

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SHLAA Ref No:	466	Site Name:	Green Belt south of New Herrington
Subarea:	Coalfield		
Ward:	SHINEY ROW		
PDL or greenfield:	Greenfield	Capacity:	581
Sieved site?	No	Site area (HA):	25.81
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site forms the backdrop to the Magnesian Landscape Escarpment (an area of HLV). Agricultural land quality not known. The site is adjacent to Herrington Hill Woodland LWS and in close proximity to Herrington Hill SSSI. The site forms part of the Green Infrastructure linking the River Wear to County Durham. Lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.

Planning History

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

Planning History 2

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

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

The site forms the backdrop to the Magnesian Landscape Escarpment (an area of HLV). The site is adjacent to Herrington Hill Woodland LWS and in close proximity to Herrington Hill SSSI. The site forms part of the Green Infrastructure linking the River Wear to County Durham. Lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding.

Availability:

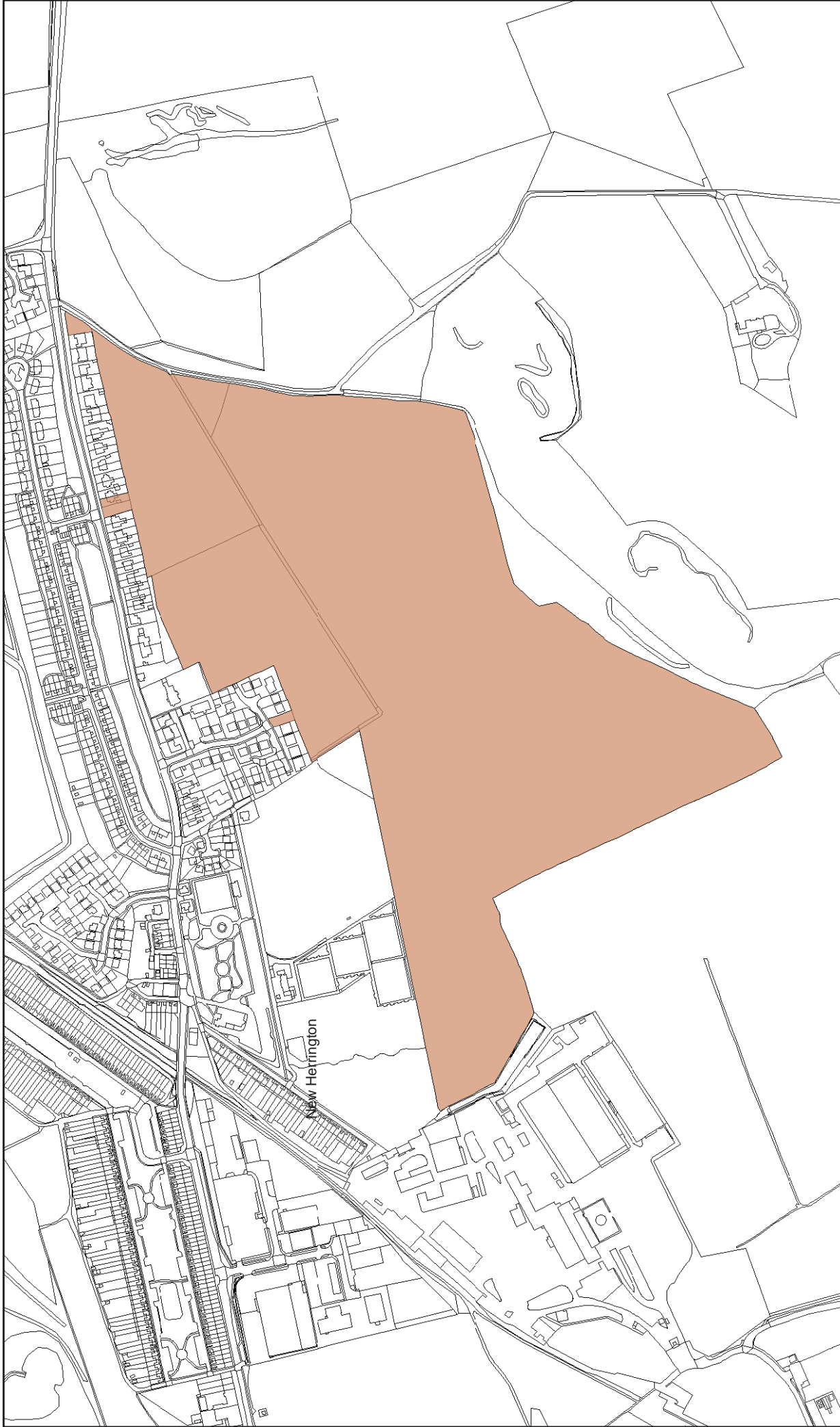
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 350
 Viability Assessment Typology indicates that this typology of site is likely to be viable - however there is uncertainty how suitable road access can be achieved into site

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 466: Green Belt south of New Herrington
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	468	Site Name:	Land north of Blackthorn Way, Sedgeleth Industrial Estate
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Mixed (G85 B15)	Capacity:	138
Sieved site?	No	Site area (HA):	3.53
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

The site forms part of the Lumley Park Burn wildlife corridor and links to Elba Park and the LWS ponds at Sedgeleth Sewage Works. There is evidence of a number of protected species in this area.

Planning History

Planning History 2

Present Planning Status: Application pending
 Planning App No: 16/01687/OUT
 Student Accommodation: No
 Extra Care/Sheltered Accom (self contained units): No

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Site suitability established through grant of outline planning application for up to 138 dwellings

Availability:

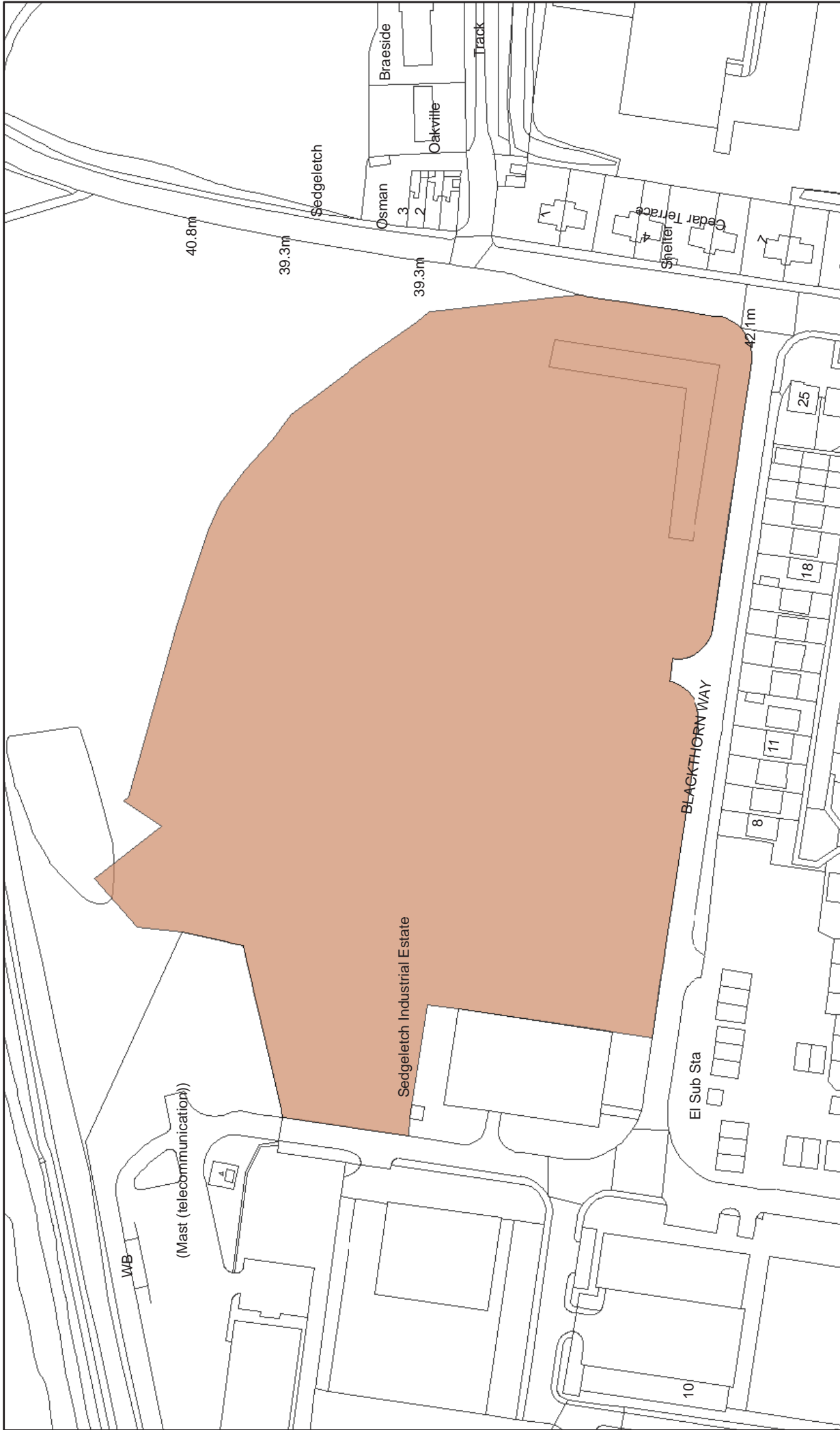
Conclusion on Availability: Available
 Comments on Availability: Site availability established through grant of planning permission.


Achievability:

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

Deliverability

Comment on Deliverability: Outline planning application to be approved imminently once S106 agreement signed, which is expected early 2018. Subject to the submission and determination of a detailed planning application the site could expect to start to deliver housing in year 4 and continue to deliver into the 6-10 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 468: Land north of Blackthorn Way, Sedgeleitch Industrial Estate, Houghton-le-Spring
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	469	Site Name:	Site of former Kentmere House
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	PDL	Capacity:	19
Sieved site?	No	Site area (HA):	0.64
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Site is located within a critical drainage and is partly affected by surface water flooding 1 in1000 incidence (50%). Low incidence potential of groundwater flooding. Site is within a coal referral area. Site provides (amenity) greenspace. Potential for priority species roosting and foraging.

Planning History

Planning History 2

Present Planning Status: Permitted – Not started
 Planning App No: 17/02296/FUL
 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:	
					19					
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 existing residential area. Mitigation required. Site is located within a critical drainage and is partly affected by surface water flooding. Low incidence potential of groundwater flooding. Site is within a coal referral area. Site provides (amenity) greenspace. Potential for priority species roosting and foraging which may require mitigation. Access potential from the East off Blind Lane. School capacity issues.

Availability:

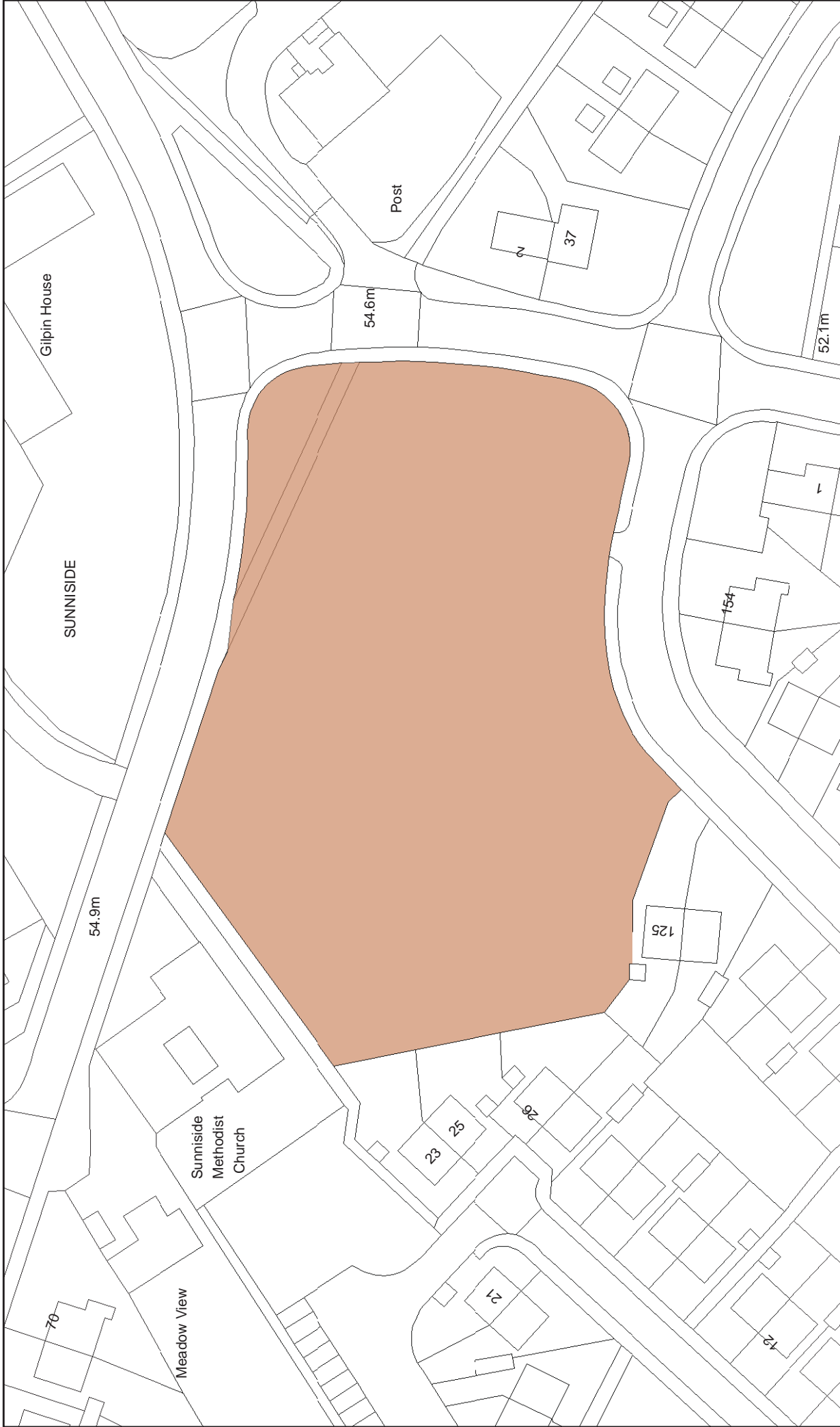
Conclusion on Availability: Available
 Comments on Availability: Council owned site with resolution to dispose. The site has been out to market and developer on board.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Medium Brownfield 15
 Low to mid market value area. Council owned site been out to market. Developer interest in the site suggests that potential viability issues can be overcome.

Deliverability

Comment on Deliverability: Planning application approved early 2018 for 19 bungalows, as such delivery of units could be expected in the 1-5 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 469: Site of former Kentmere House
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	470	Site Name:	Site of former Gilpin House
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	PDL	Capacity:	12
Sieved site?	No	Site area (HA):	0.34
Included in Supply?	Yes	Deliverable/Developable:	6-10 years

Constraints

There are protected species roosting in the area. The site lies within a critical drainage area. Low incidence potential of groundwater flooding and 1 in 1000 incidence of surface water flooding. Site provides (private) amenity greenspace.

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
 Comments on Suitability: Mitigation required. There are protected species roosting in the area. The site lies within a critical drainage area. Low incidence potential of groundwater flooding and 1 in 1000 incidence of surface water flooding. Site provides (private) amenity greenspace. Access potential from the West off Blind Lane.

Availability:

Conclusion on Availability: Available
 Comments on Availability: Council owned site with resolution to dispose. It is anticipated that the site will be going to market imminently. There is developer interest for 12 dwellings on the site.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Urban Flats 20
 Low to mid market value area. Council owned site that is going to market imminently. Developer interest in the site suggests potential viability issues can be overcome.

Deliverability

Comment on Deliverability: Subject to disposal of the site and planning consent being granted for a suitable scheme, delivery of units could be expected in the 6-10 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017		
Scheme	Site No 470: Site of former Gilpin House		
Contact		Date	July 2017
Scale	Not to Scale		North
Drawing No.			Revisions

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SHLAA Ref No:	494	Site Name:	Land at Chapel Street/Edward Street
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Greenfield	Capacity:	6
Sieved site?	No	Site area (HA):	0.08
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

The site is in proximity to ponds and priority roosting in the area. Site provides informal greenspace. Lies within a Critical Drainage Area and Source Protection Zone. Medium incidence potential of groundwater flooding.

Planning History

Present Planning Status: Lapsed permission

Planning App No: 12/00290/SUB

Student Accommodation: No

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

Planning History 2

Permitted – not started

17/00652/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:

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: Site suitability established through grant of planning permission for 6 dwellings.

Availability:

Conclusion on Availability: Available

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

Achievability:

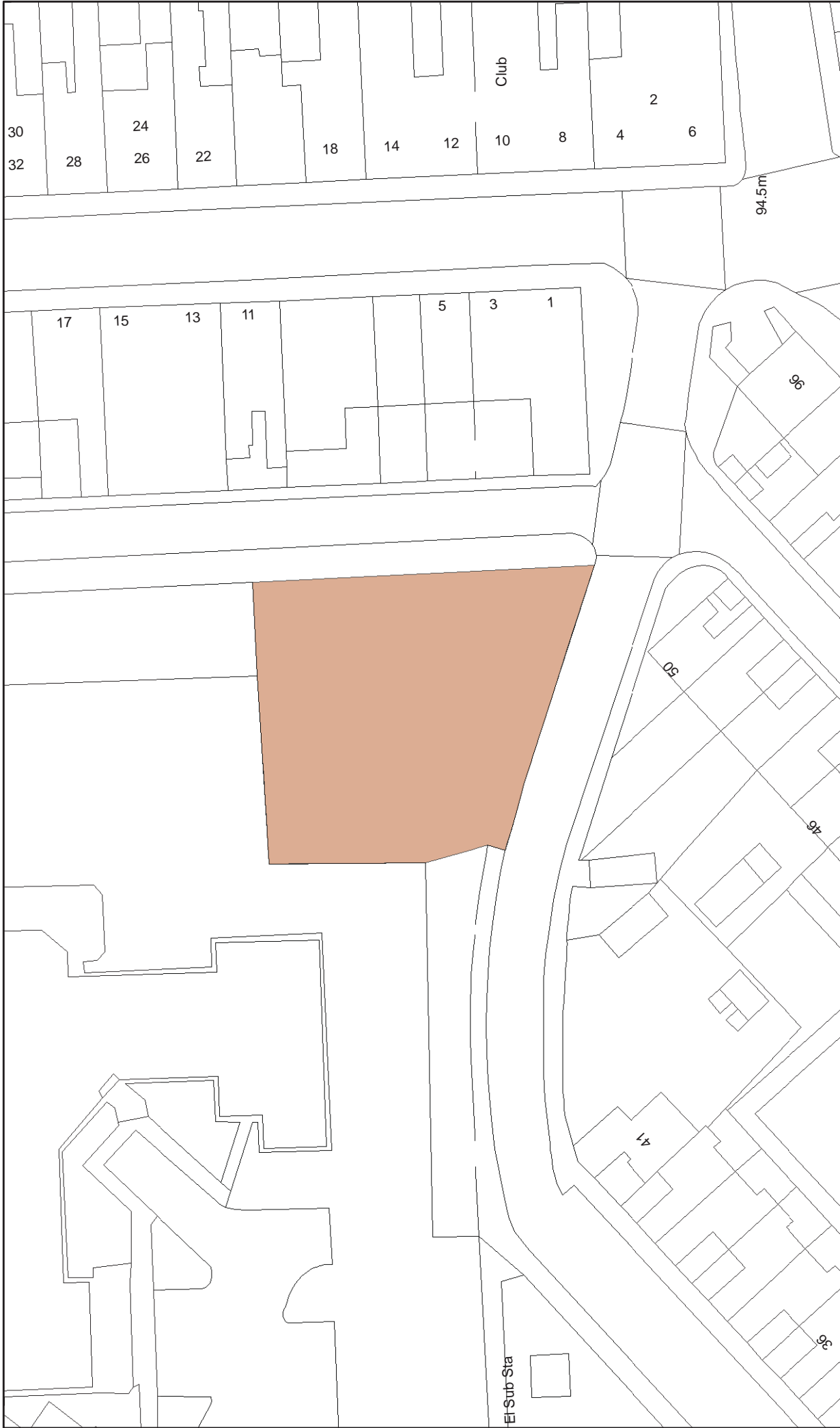
Conclusion on Achievability: Achievable

Comment on Achievability: Viability Assessment Typology: Single Plot Green.

Site achievability established through grant of planning permission.

Deliverability

Comment on Deliverability: Site suitability, availability and achievability previously established through planning permission. Forecasts delivery of units within the 1-5 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 494: Land at Chapel Street/Edward Street
Contact	North
Scale	Not to Scale
Date	July 2017
Revisions	

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SHLAA Ref No:	529	Site Name:	Former Safari Coaches, James Terrace
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	PDL	Capacity:	7
Sieved site?	No	Site area (HA):	0.11
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Lies within a broader landscape associated with the Magnesian Limestone Escarpment, which is considered to be of HL.V. There is evidence of priority species in the area.

Planning History

Present Planning Status: Lapsed permission
 Planning App No: 13/00370/OUT
 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: The site previously had planning permission for 7 dwellings which established the sites suitability for housing development.

Availability:

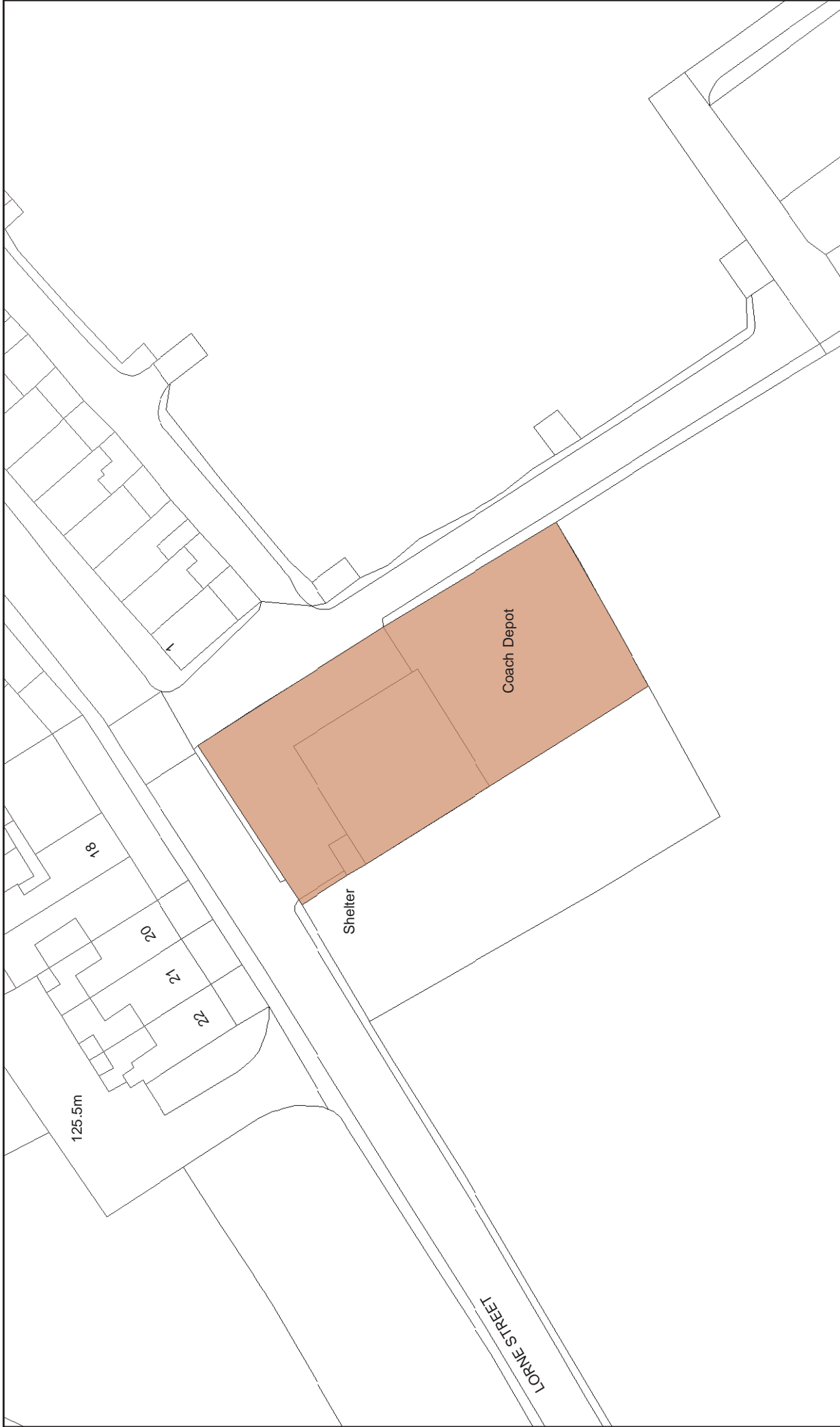
Conclusion on Availability: Available
 Comments on Availability: Site availability was established through grant of planning permission which has since lapsed. No known changes to availability.

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. Lapsed permission indicates that there may have been issues regarding the sites achievability/viability at this point in time.

Deliverability

Comment on Deliverability: Site not considered developable at this point in time. Recent lapsed permission indicates that there may be issues regarding site viability/achievability. In addition, the Viability Assessment Typology indicates that this typology of site is unlikely to be viable due to associated costs of development on brownfield land, therefore the site has been identified as not achievable at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 529: Former Safari Coaches, James Terrace
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	536	Site Name:	Land to the north of Byer Square
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Greenfield	Capacity:	35
Sieved site?	No	Site area (HA):	1.95
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site partly forms the backdrop to Copt Hill Scheduled Ancient Monument. Agricultural land quality not known. The Settlement Break has helped to sustain and retain an impression of seperateness and distinctiveness between the communities of Houghton-le-Spring and Hetton-le-Hole. The site has undulating topography and is subject to past landfill. The site provides quality greenspace and a Public Right of Way runs through the site.

Planning History

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

Planning History 2

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Not suitable for development due to a fundamental impact on the Settlement Break and other significant issues including biodiversity, loss of greenspace, encroachment into the open countryside and flooding.

The site partly forms the backdrop to Copt Hill Scheduled Ancient Monument. Agricultural land quality not known. The Settlement Break has helped to sustain and retain an impression of seperateness and distinctiveness between the communities of Houghton-le-Spring and Hetton-le-Hole. The site has undulating topography and is subject to past landfill. The site provides quality greenspace and a Public Right of Way runs through the site.

Availability:

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

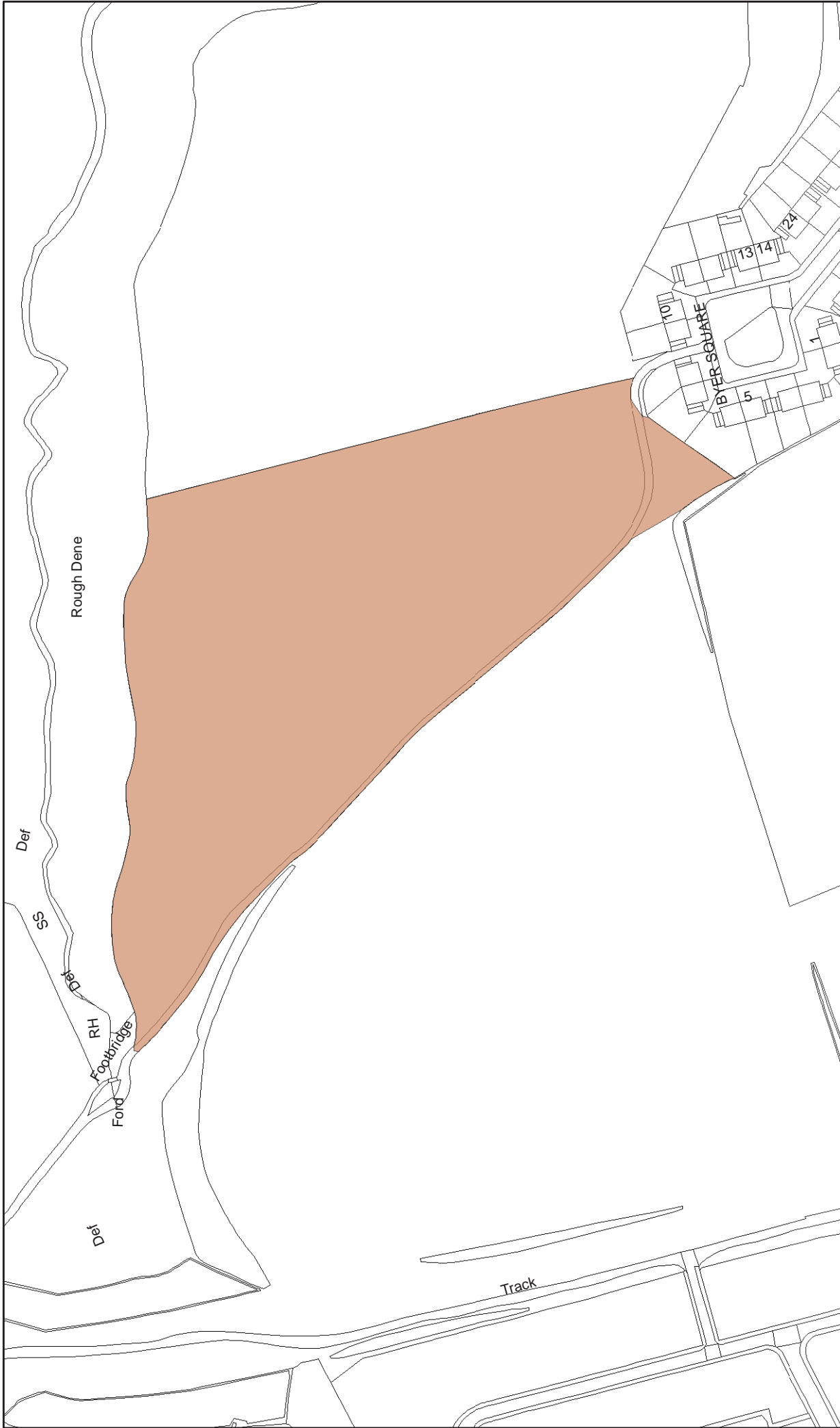
Achievability:

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

Viability Assessment Typology indicates that this typology of site is likely to be viable. However, there are a number of significant constraints effecting the site including landscape and townscape, historical setting (SAM) biodiversity, flooding, green infrastructure and access. There is also significant pressure on local school capacity on the area.

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017		
Scheme	Site No 536: Land to the north of Byer Square		
Contact			North
Scale	Not to Scale	Date	July 2017
Drawing No.			Revisions

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SHLAA Ref No:	539	Site Name:	Land to the west of Mulberry Way
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	35
Sieved site?	No	Site area (HA):	1.58
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The areas of Fence Houses and Houghton-le-Spring have expanded and evolved over time but have remained distinct and physically separate. This has been supported by this Settlement Break which provides an important green wedge between the two communities. The new road has made an obvious impact on the nature of the Settlement Break, leaving a portion of land to the west of the road which no longer has a clear role. As such the new road could form a new western boundary to the Settlement Break. Provides private natural greenspace and is part of a wildlife and GI corridor with evidence of priority species in area. Potentially issues with this loss, due to shortfall in area. Within a Critical Drainage Area with minor pockets of 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.

Planning History

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

Planning History 2

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: The site is potentially suitable for development as it is above the floodplain, not critical to the Green Infrastructure corridor and the new road could form a new western boundary to the Settlement Break. Mitigation required: Potentially issues as site provides private natural greenspace and is part of a wildlife and GI corridor with evidence of priority species in area. Within a Critical Drainage Area with minor pockets of 1:30 incidence surface water flooding. 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: Uncertainty

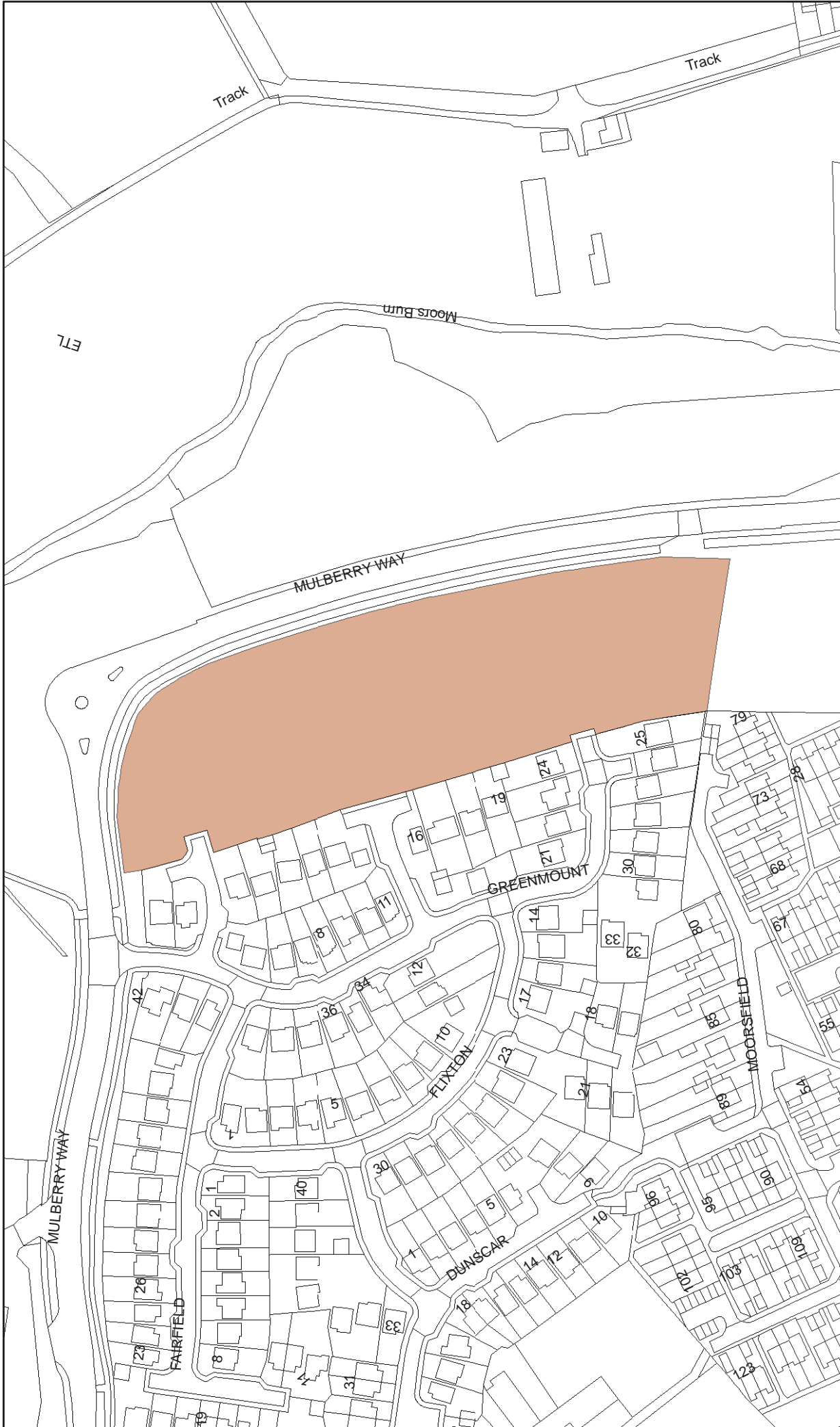
Comment on Achievability: Viability Assessment Typology: Medium Greenfield 35.

Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (incidence of surface water flooding, buffer zone likely required due to being part of wildlife corridor and priority species).

Deliverability

Comment on Deliverability:

Potential issues with suitability due to site being an area of greenspace and the area having shortfalls. Site not considered developable at this point in time. Site is considered viable, however this is uncertain due to the amount of housing being delivered in the area and the costs associated with off setting open space.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 539: Land to the west of Mulberry Way
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	540	Site Name:	Hetton Downs Phase 3
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Mixed (G85 B15)	Capacity:	60
Sieved site?	No	Site area (HA):	2.03
Included in Supply?	Yes	Deliverable/Developable:	6-10 years

Constraints

The site is linked to a wildlife corridor and there is evidence of priority species within or in the vicinity of the site. There is a recreational impact potential on the nearby LWS. The site lies adjacent to the alignment of the Hetton Colliery Railway. Provides 1 sports pitch. Lies within a Critical Drainage Area with 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:	
		30	30							
Under Construction:										
Units Completed:										

Assessment Information

Suitability:

Conclusion on Suitability: Suitable

Comments on Suitability: Mitigation required. The site is linked to a wildlife corridor and there is evidence of priority species within or in the vicinity of the site. There is a recreational impact potential on the nearby LWS. The site lies adjacent to the alignment of the Hetton Colliery Railway. Provides 1 sports pitch. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Available

Comments on Availability: Site identified for disposal as Phase 3 of the Hetton Downs Renewal Area. Site is subject to further consultation and relocation of some on site uses. Subject to this, the site is expected to go to market in 2017.

Achievability:

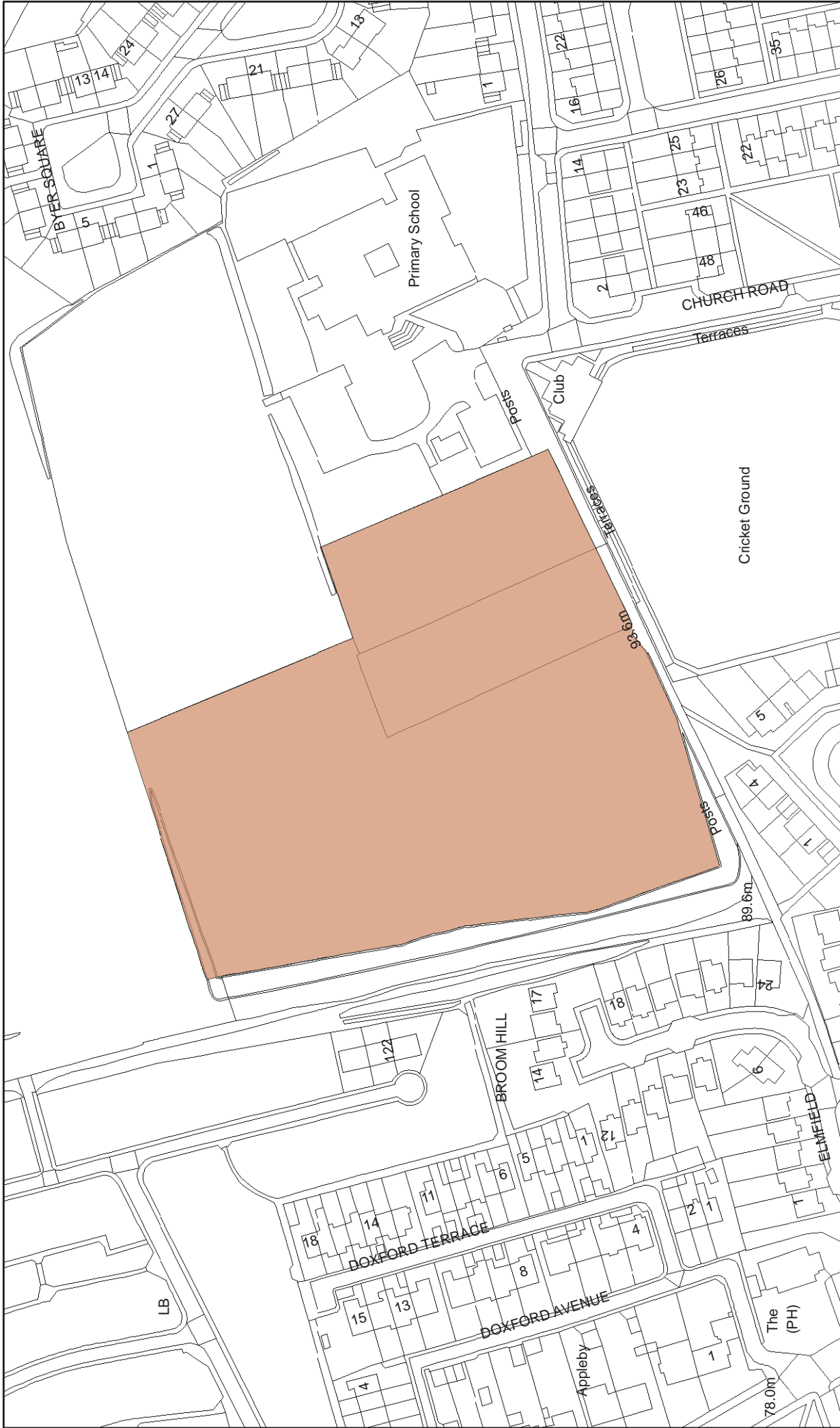
Conclusion on Achievability: Achievable

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

Low to mid market value market area, with low rates of recent delivery and limited developer interest. Site specific considerations (sports pitch provision, impact on adjacent LWS). Potential abnormal costs associated with relocation of existing uses on the site may impact upon viability.

Deliverability

Comment on Deliverability: This site will form the last phase of the Hetton Downs Renewal Area. Phase 1 is currently under construction with phase 2 expected to follow shortly after. Subject to the relocation of existing on site uses, market disposal (anticipated in 2018) and submission and determination of a detailed planning application, this site could deliver the phase 3 in the 6-10 year period.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 540: Hetton Downs Phase 3
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	542	Site Name:	Summerson Street
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Greenfield	Capacity:	25
Sieved site?	Yes	Site area (HA):	0.87
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Category 1 (Flood Zone 3). The site lies on the edge of a wildlife corridor and GI and on close proximity to ponds with evidence of priority species within the area and roosting in the vicinity. The site acts as a buffer to the nearby LWS. Lies within a Critical Drainage Area and Source Protection Zone, with medium 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: Sieved site
 Comments on Suitability: Category 1 (Flood Zone 3) affects site.

Availability:

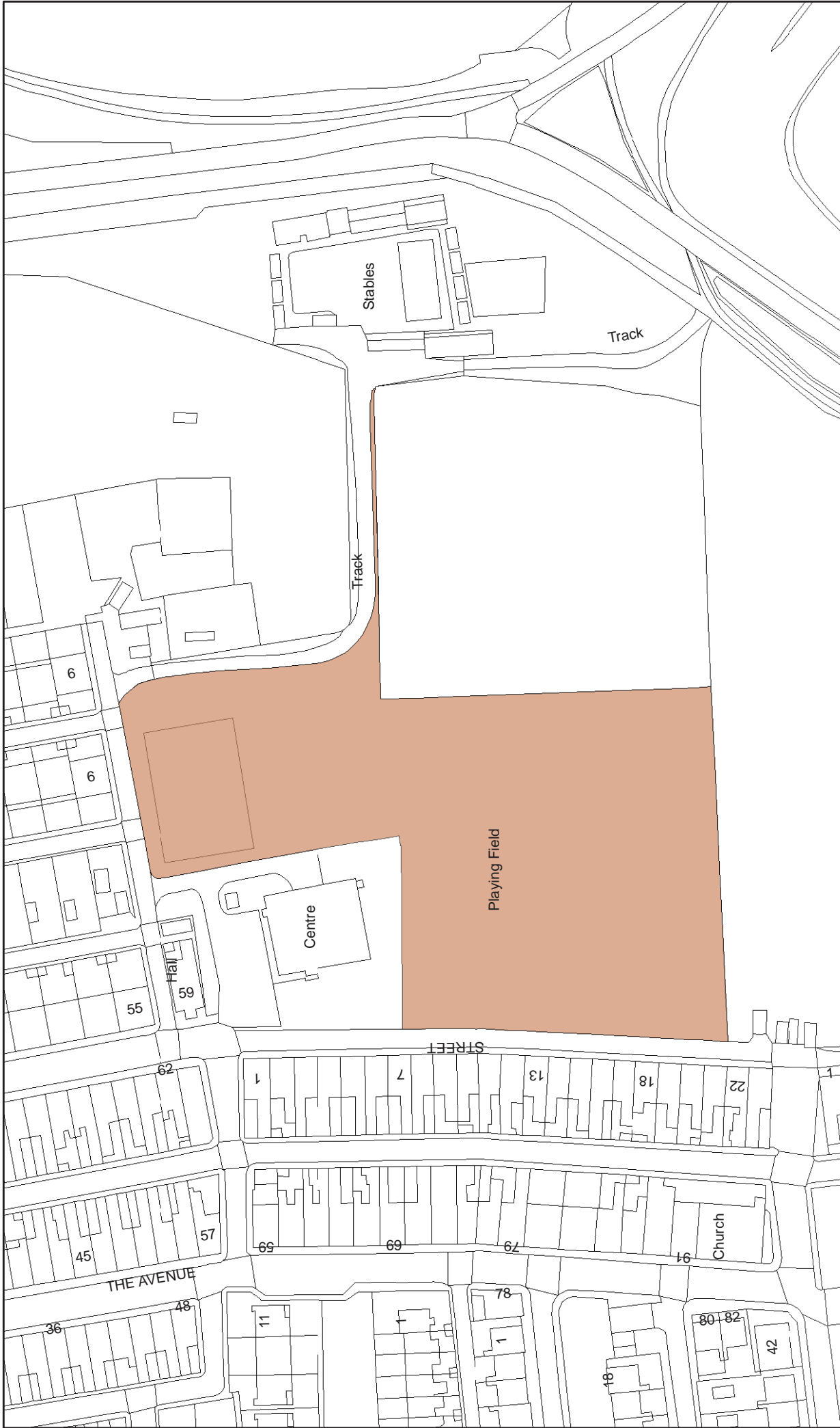
Conclusion on Availability: Sieved Site
 Comments on Availability:

Achievability:

Conclusion on Achievability: Sieved Site
 Comment on Achievability:

Deliverability

Comment on Deliverability: Site falls within Flood Zone 3 as such discounted.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 542: Summerson Street
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	545	Site Name:	Stanley Street/Gravel Walks allotments
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Greenfield	Capacity:	52
Sieved site?	No	Site area (HA):	2.49
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site provides 2 separate allotment areas, plus amenity greenspace. The southern part of the site lies within the historic settlement of Houghton and beside the edge of the Magnesian Limestone Escarpment. The site lies along the edge of a wildlife corridor and any development may have an adverse indirect impact to neighbouring SSSI and LWS from a recreational and social perspective. Falls 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: The southern part of the site has not been used for employment purposes and ELR suggests a deallocation of the site. The site provides 2 separate allotment areas, plus amenity greenspace. The southern part of the site lies within the historic settlement of Houghton and beside the edge of the Magnesian Limestone Escarpment. The site lies along the edge of a wildlife corridor and any development may have an adverse indirect impact to neighbouring SSSI and LWS from a recreational and social perspective. Falls within a Critical Drainage Area with low incidence potential of groundwater flooding

Availability:

Conclusion on Availability: Not Available

Comments on Availability: Part of site is designated as allotments which are currently in use. No indication at present whether it is appropriate to decommission the allotment site, therefore the site has been assessed as unavailable at this point in time.

Achievability:

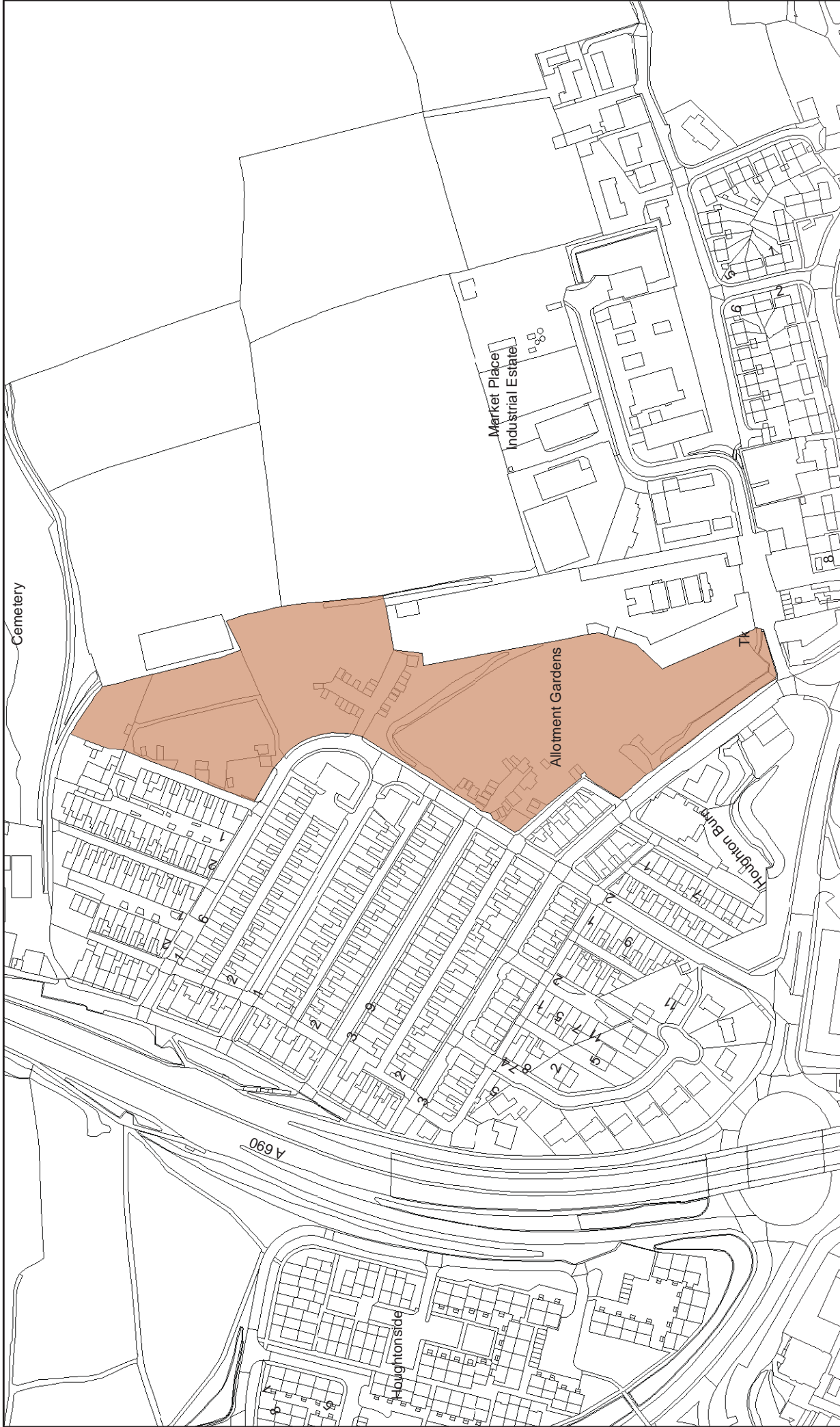
Conclusion on Achievability: Achievable

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

Viability Assessment Typology indicates that this typology of site is likely to be viable. However, there may be costs and legalities associated with decommissioning the allotments which may impact upon the sites viability.

Deliverability

Comment on Deliverability: Part of site is currently operating as allotments. It is unclear at this point in time, whether the allotments will be decommissioned and the site will be made available for development. At this point in time, due to availability uncertainties, the site is not developable.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 545: Stanley Street/Gravel walks allotments
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

Sunderland City Council

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SHLAA Ref No:	551	Site Name:	North of Collingwood Drive
Subarea:	Coalfield		
Ward:	SHINEY ROW		
PDL or greenfield:	Greenfield	Capacity:	13
Sieved site?	No	Site area (HA):	0.49
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Provides natural greenspace. Falls within a Critical Drainage Area and partly affected by surface water flooding. Low incidence potential of groundwater flooding.

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: Mitigation required. Provides natural greenspace. Falls within a Critical Drainage Area and partly affected by surface water flooding. Low incidence potential of groundwater flooding. There may be some issues of accessibility to be overcome.

Availability:

Conclusion on Availability: Available

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

Achievability:

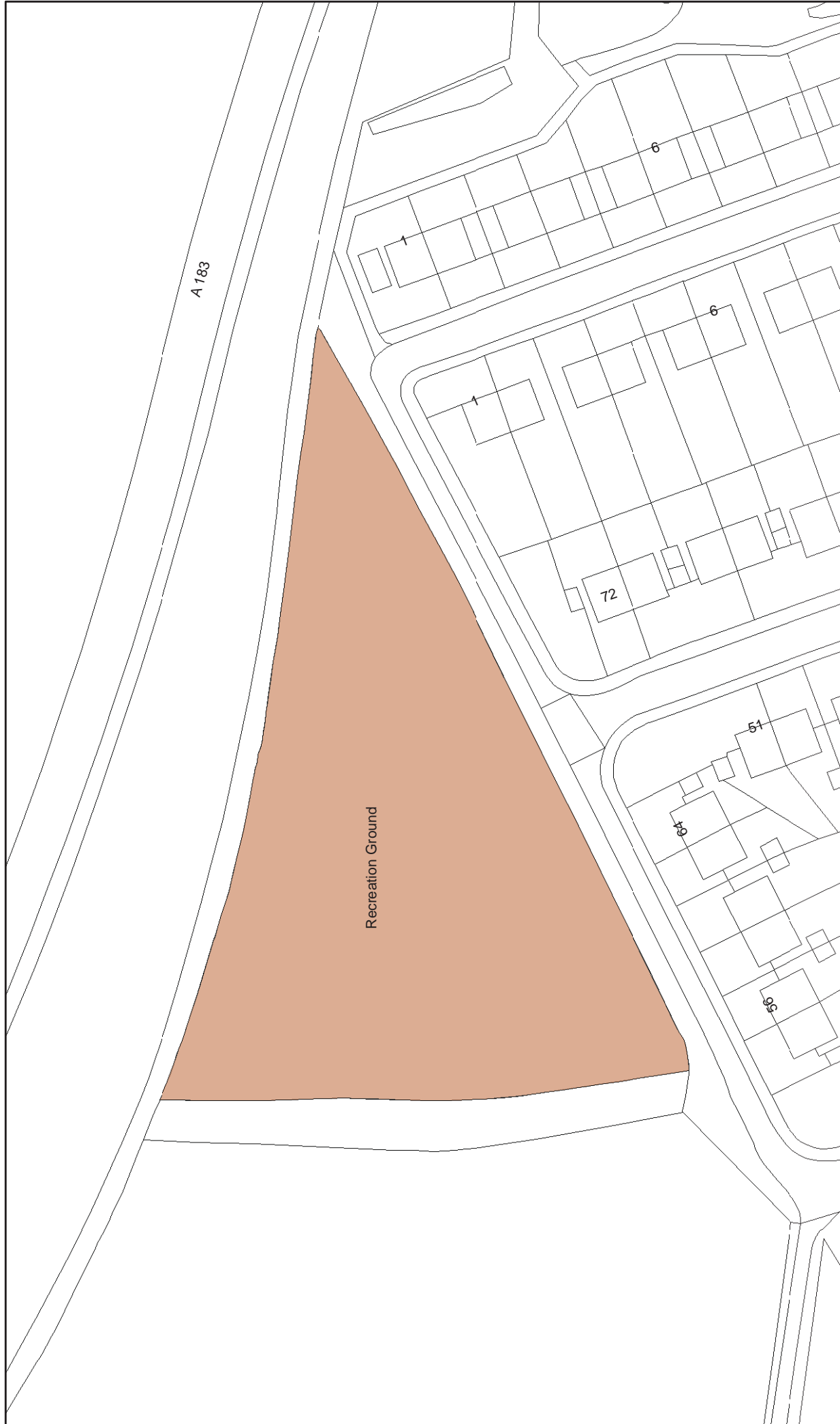
Conclusion on Achievability: Not Achievable

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

Viability Assessment Typology indicates that this typology of site is likely to be viable. However it is unclear at this point how access to the site will be achieved. Therefore at this point in time the site has been assessed as not achievable.

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017		
Scheme	Site No 551: North of Collingwood Drive		
Contact		Date	July 2017
Scale	Not to Scale		North
Drawing No.			Revisions

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SHLAA Ref No:	555	Site Name:	Rear of Wynyard Street
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	16
Sieved site?	No	Site area (HA):	0.70
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Provides greenspace and forms part of a wildlife corridor with evidence of priority species in the area. Lies within a Critical Drainage Area and is partly affected by surface water flooding. Low incidence potential of groundwater flooding.

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Mitigation required. Provides greenspace and forms part of a wildlife corridor with evidence of priority species in the area. Lies within a Critical Drainage Area and is partly affected by surface water flooding. Low incidence potential of groundwater flooding. Access issues to overcome. School capacity issues to overcome.

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 Greenfield 15
 Viability Assessment Typology indicates that this typology of site is likely to be viable. However it is unclear at this point how access to the site will be achieved. Therefore at this point in time the site has been assessed as not achievable.

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 555; Rear of Wynyard Street
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	570	Site Name:	Land at Station Rd, Penshaw
Subarea:	Coalfield		
Ward:	SHINEY ROW		
PDL or greenfield:	Mixed (G30 B70)	Capacity:	6
Sieved site?	No	Site area (HA):	0.42
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site is in close proximity to James Steel Park and Mount Pleasant Lake LWS. The site has potential local archaeological interest. The site experiences some minor surface water flooding. Low incidence potential of groundwater flooding. The western edge of the site includes an area of open space adjacent to a multi user route which follows the former railway line and green infrastructure corridor. Access potential from eastern boundary.

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

Full application (live)
 17/01610/FU4

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
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 is in close proximity to James Steel Park and Mount Pleasant Lake LWS. The site has potential local archaeological interest. The site experiences some minor surface water flooding. Low incidence potential of groundwater flooding. The western edge of the site includes an area of open space adjacent to a multi user route which follows the former railway line and green infrastructure corridor. Access potential from eastern boundary.

Availability:

Conclusion on Availability: Not Available

Comments on Availability: Council owned site with potential for retail use. Uncertainty regarding the site's availability for housing at this point in time.

Achievability:

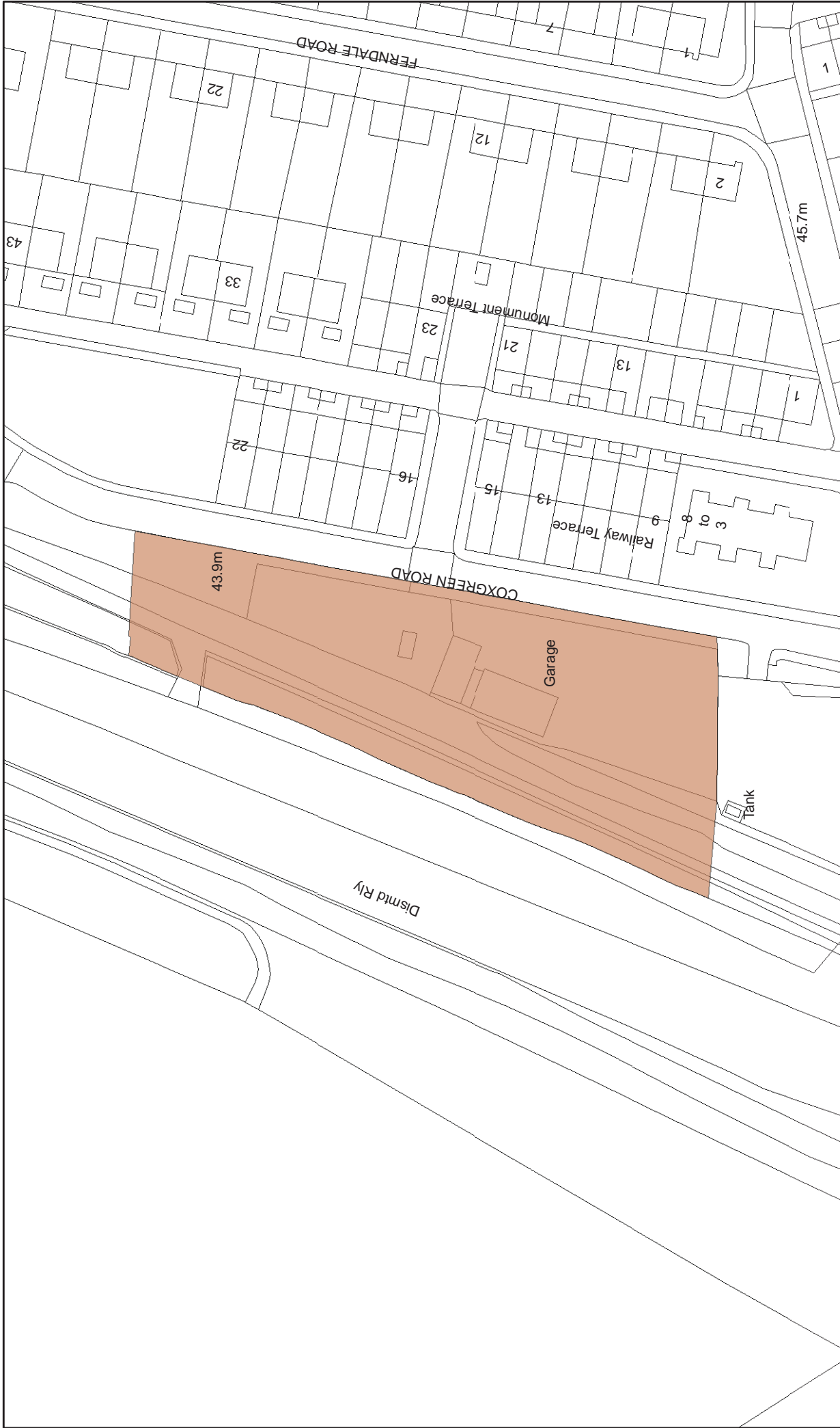
Conclusion on Achievability: Not Achievable

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: Site identified for potential retail use, calls into questions the sites availability for housing development at this point in time. For this reason, the site is not developable at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 570: Land at Station Rd, Penshaw
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	634	Site Name:	Former Success Colliery
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Greenfield	Capacity:	49
Sieved site?	No	Site area (HA):	2.38
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site plays a major role as part of the Settlement Break that maintains the distinction between Shiney Row and Success/ Philadelphia. The site lies within an important wildlife and GI corridor linking to Elba Park and priority species are present on site. There is potential for direct impact on the adjacent proposed LWS. Former colliery site - potential archaeological interest. Lies within a Coal Referral Area. 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: Not Suitable

Comments on Suitability: The site plays a major role as part of the Settlement Break that maintains the distinction between Shiney Row and Success/ Philadelphia. Mitigation required. The site lies within an important wildlife and GI corridor linking to Elba Park and priority species are present on site. There is potential for direct impact on the adjacent proposed LWS. Former colliery site - potential archaeological interest. Lies within a Coal Referral Area. Within a Critical Drainage Area with low incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Not Available

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

Achievability:

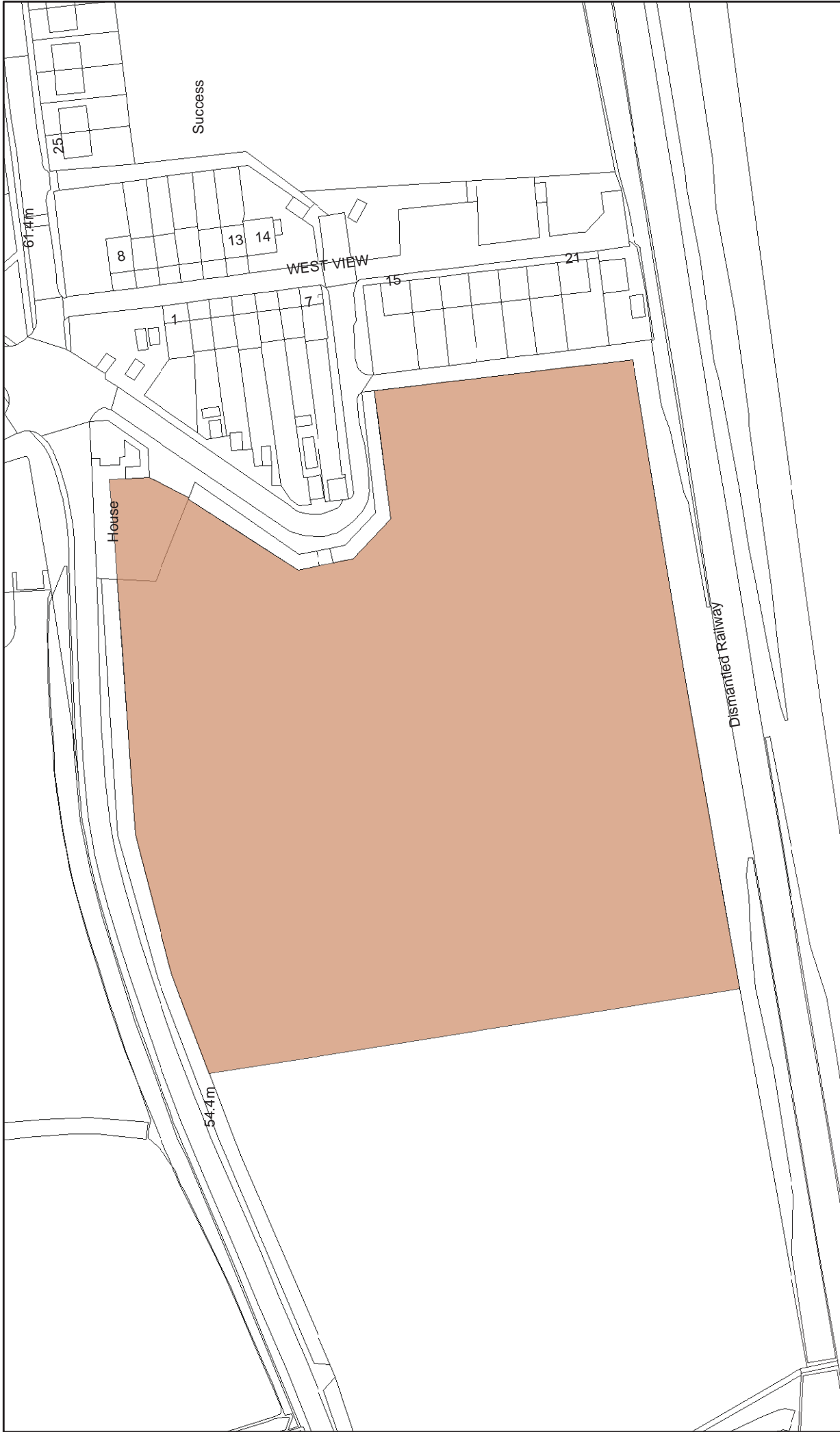
Conclusion on Achievability: Not Achievable

Comment on Achievability: Viability Assessment Typology: Large Greenfield 75

Viability Assessment Typology indicates that this typology of site is likely to be viable. However, there are some constraints affecting the site that may have an impact of the achievability of the site including biodiversity, landscape, flooding, green infrastructure and access.

Deliverability

Comment on Deliverability: The site plays a major role as part of the Settlement Break that maintains the distinction between Shiney Row and Success/ Philadelphia. Potential cumulative issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 634: Former Success Colliery
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	644	Site Name:	Land north of Low Moorsley
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Greenfield	Capacity:	192
Sieved site?	No	Site area (HA):	12.80
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

The site lies within a wildlife and GI corridor linking Pitlington and High Moorsley to Hetton Bogs and lies in proximity to a number of SSSI's and LWS's, acting as a buffer zone. Evidence of priority habitats on and in the vicinity of the site. Agricultural land Grade 3A. Lies within a Critical Drainage Area and is affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.

Planning History

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

Planning History 2

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable

Comments on Suitability: The site is not suitable for development due to significant incursion into the open countryside, biodiversity and infrastructure issues. The site lies within a wildlife and GI corridor linking Pitlington and High Moorsley to Hetton Bogs and lies in proximity to a number of SSSI's and LWS's, acting as a buffer zone. Evidence of priority habitats on and in the vicinity of the site. Agricultural land Grade 3A. Lies within a Critical Drainage Area and is affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.

Availability:

Conclusion on Availability: Available

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

Achievability:

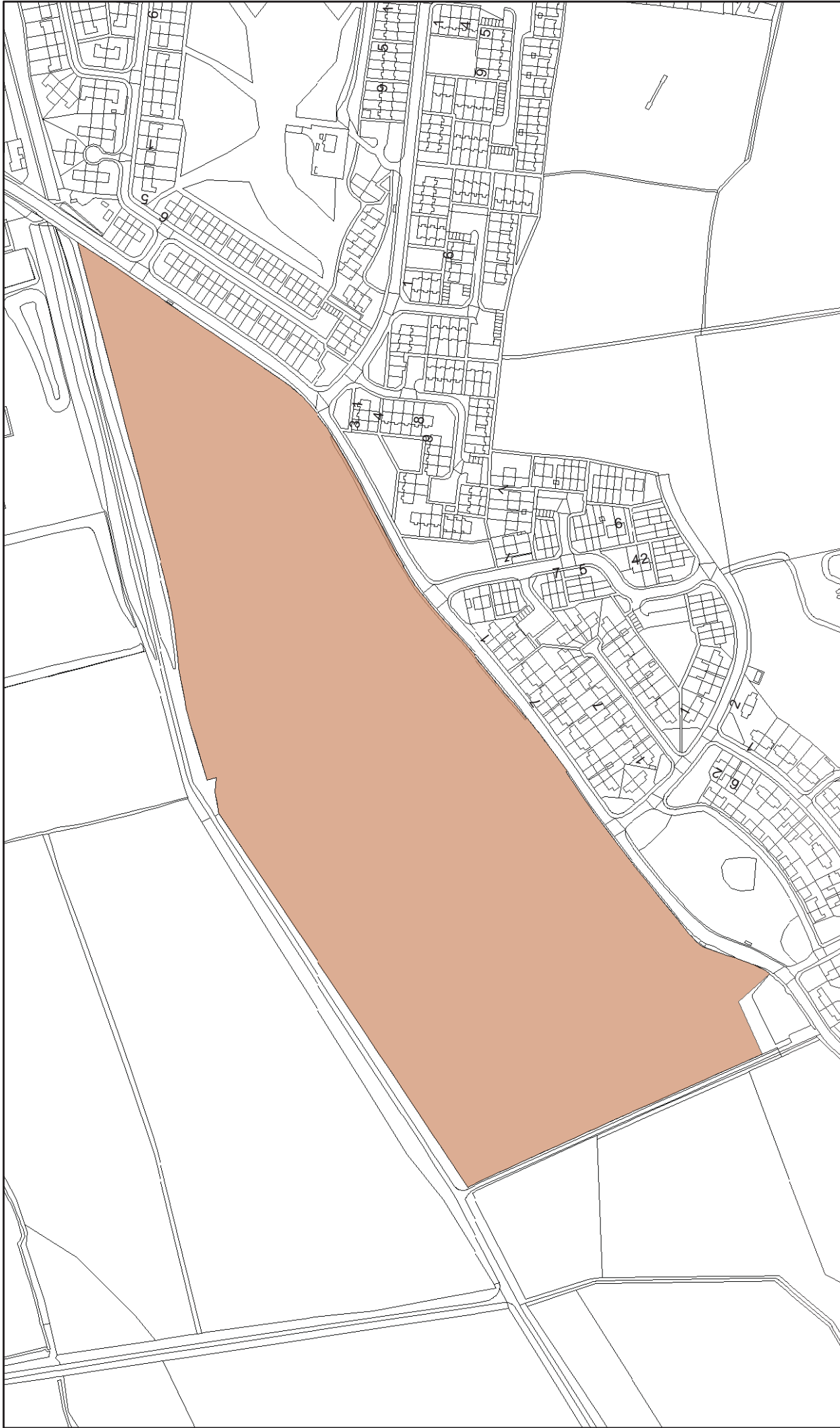
Conclusion on Achievability: Not Achievable

Comment on Achievability: Viability Assessment Typology: Large Greenfield 175

Viability Assessment Typology indicates that this typology of site is unlikely to be viable. Site specific considerations (incidence of surface and groundwater flooding, GI corridor, proximity to SSSIs and LWSs and priority habitats, within critical drainage area). Abnormal costs may be associated with surface water flooding which make the site unviable.

Deliverability

Comment on Deliverability: The site is not suitable for development due to significant incursion into the open countryside, biodiversity and infrastructure issues. Potential issues with site suitability and achievability discounts this site from Sunderland's housing supply at this point in time.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 644: Land north of Low Moorsley
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	645	Site Name:	Green Belt land east of Seaham Road
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Greenfield	Capacity:	270
Sieved site?	No	Site area (HA):	13.52
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Site lies within the Green Belt. Site lies in close proximity to ponds, SSSI and LWS. There is evidence of priority species on and in vicinity of the site. Site located within wider setting of Copt Hill Scheduled Ancient Monument. The north west part of the site lies within the historic village boundary of Houghton. Part of site lies within the critical drainage area and a small area is affected by 1:100 incidence surface water flooding. 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: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt.

Site lies in close proximity to ponds, SSSI and LWS. There is evidence of priority species on and in vicinity of the site. Site located within wider setting of Copt Hill Scheduled Ancient Monument. The north west part of the site lies within the historic village boundary of Houghton. Part of site lies within the critical drainage area.

Availability:

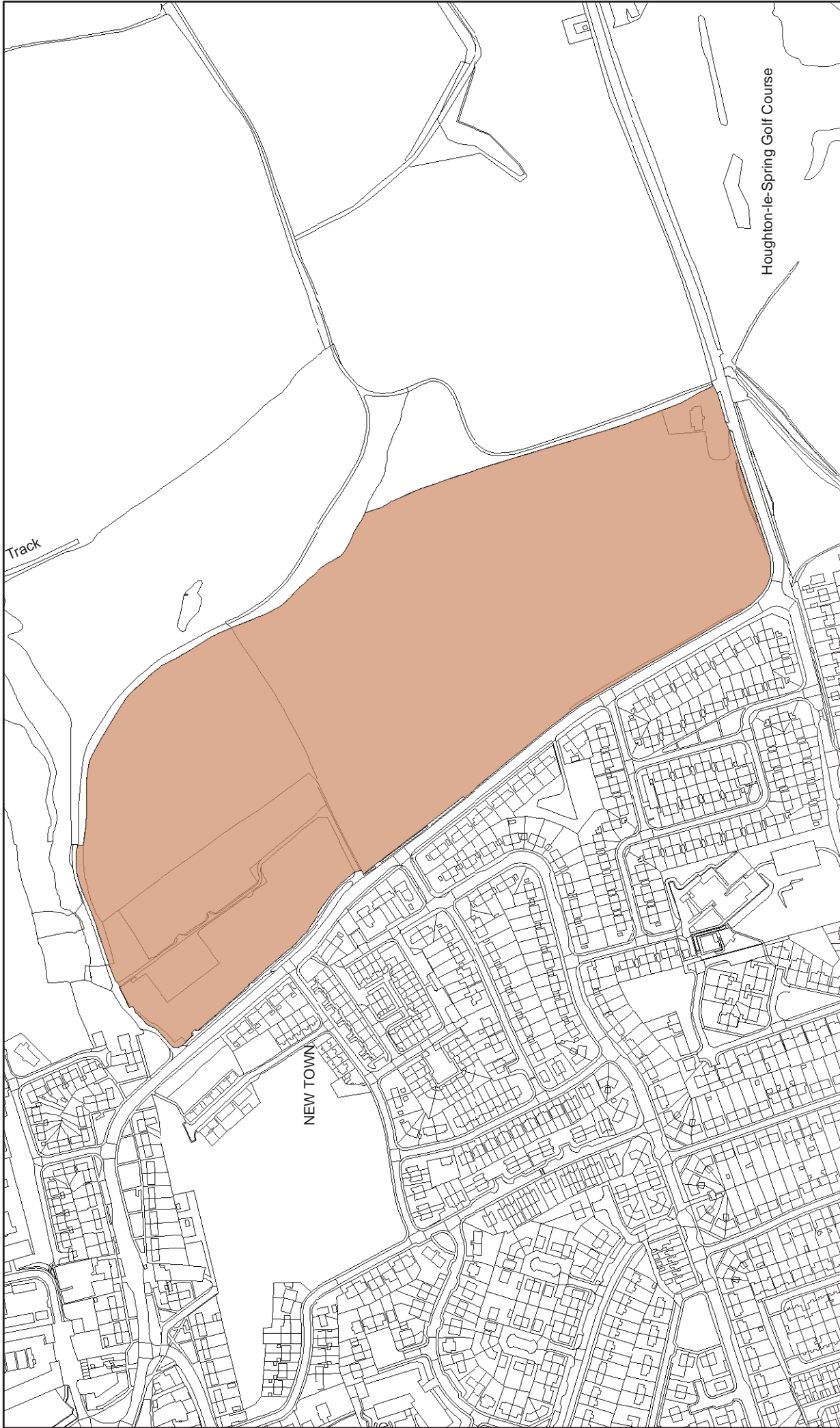
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 350
 Viability Assessment Typology indicates that this typology of site is likely to be viable. However, potential abnormal cost/delay may be incurred as a result of potential need to relocate or create new allotment provision elsewhere.

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 645: Green Belt land east of Seaham Road
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	653	Site Name:	Success Football Fields
Subarea:	Coalfield		
Ward:	COPT HILL		
PDL or greenfield:	Greenfield	Capacity:	25
Sieved site?	No	Site area (HA):	1.11
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Agricultural land quality not known. The site forms part of the Settlement Break between that maintains the distinction between Shiney Row and Success/ Philadelphia. Forms part of a wildlife and GI corridor linking to Elba Park, with priority species on site. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding. Also lies within a Coal Referral Area.

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: Agricultural land quality not known. The site forms part of the Settlement Break between that maintains the distinction between Shiney Row and Success/ Philadelphia. Mitigation required. Forms part of a wildlife and GI corridor linking to Elba Park, with priority species on site. Lies within a Critical Drainage Area with low incidence potential of groundwater flooding. Also lies within a Coal Referral Area.

Availability:

Conclusion on Availability: Not Available

Comments on Availability: Site is being considered as a potential location for school provision. Uncertainty at this point in time as to whether site is available for housing development.

Achievability:

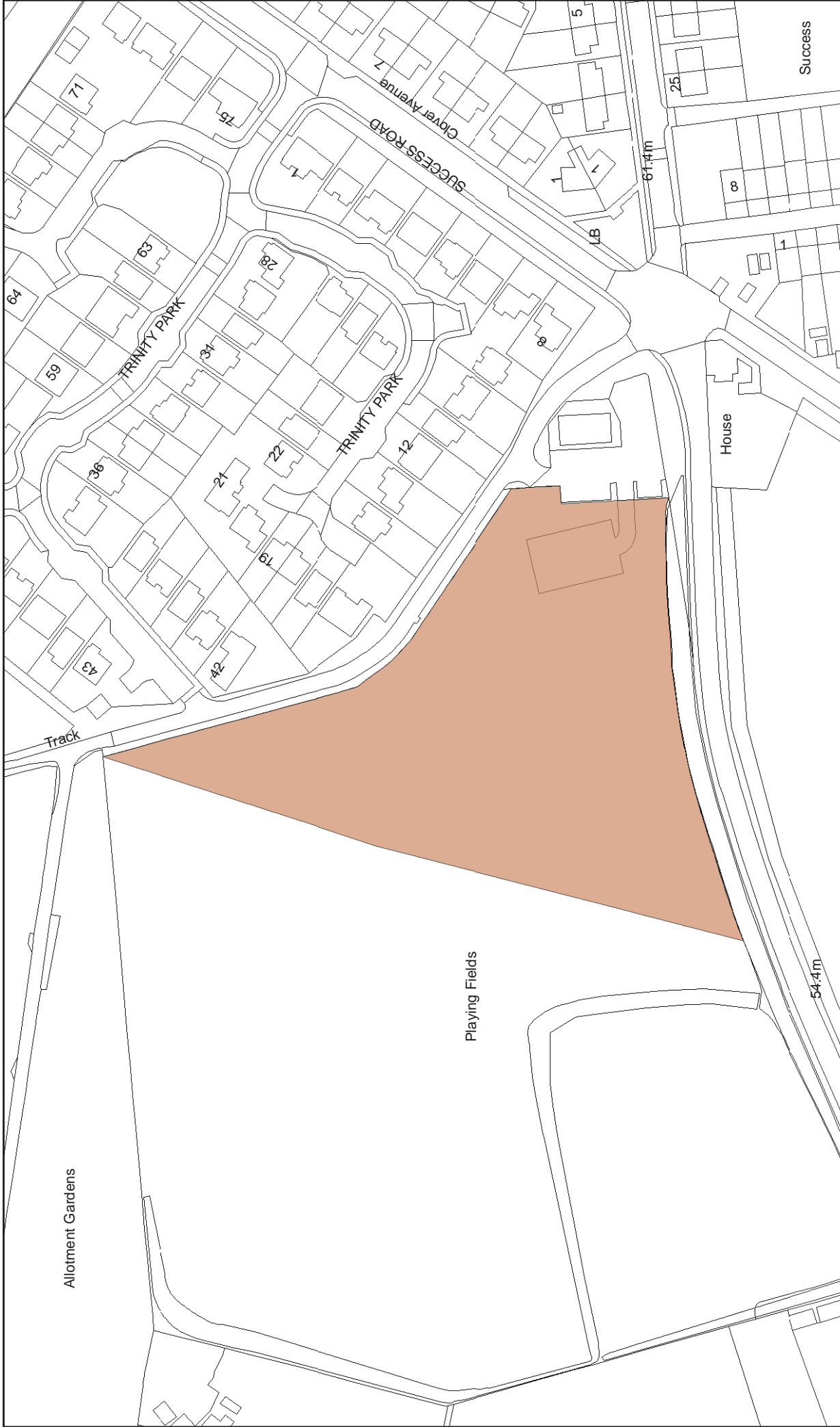
Conclusion on Achievability: Achievable

Comment on Achievability: Viability Assessment Typology: Medium Greenfield 35.

Viability Assessment Typology indicates that this typology of site is likely to be viable. Low to mid market value area, with steady rates of recent delivery and moderate developer interest. Site specific considerations (forms part of wildlife and Green Infrastructure corridor, settlement break, within critical drainage and coal referral area).

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 653: Success Football Fields
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	654	Site Name:	West of Redburn Row
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	27
Sieved site?	No	Site area (HA):	1.44
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Agricultural land quality not known but Grade 3B adjacent. The site lies within a wildlife corridor and adjacent to Rainton Meadows Nature Reserve. Priority species are present on the site.

Planning History

Present Planning Status: Permitted – not started
Planning App No: 14/01804/OUT
Student Accomodation: No
Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Application pending
17/02012/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:	
						27				
2024/25:	2025/26:	2026/27:	2027/28:	2028/29:	2029/30:	2030/31:	2031/32:	2032/33:	Beyond 2032/33:	

Under Construction: No
Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
Comments on Suitability: Site suitability established through grant of planning permission for 27 dwellings.

Availability:

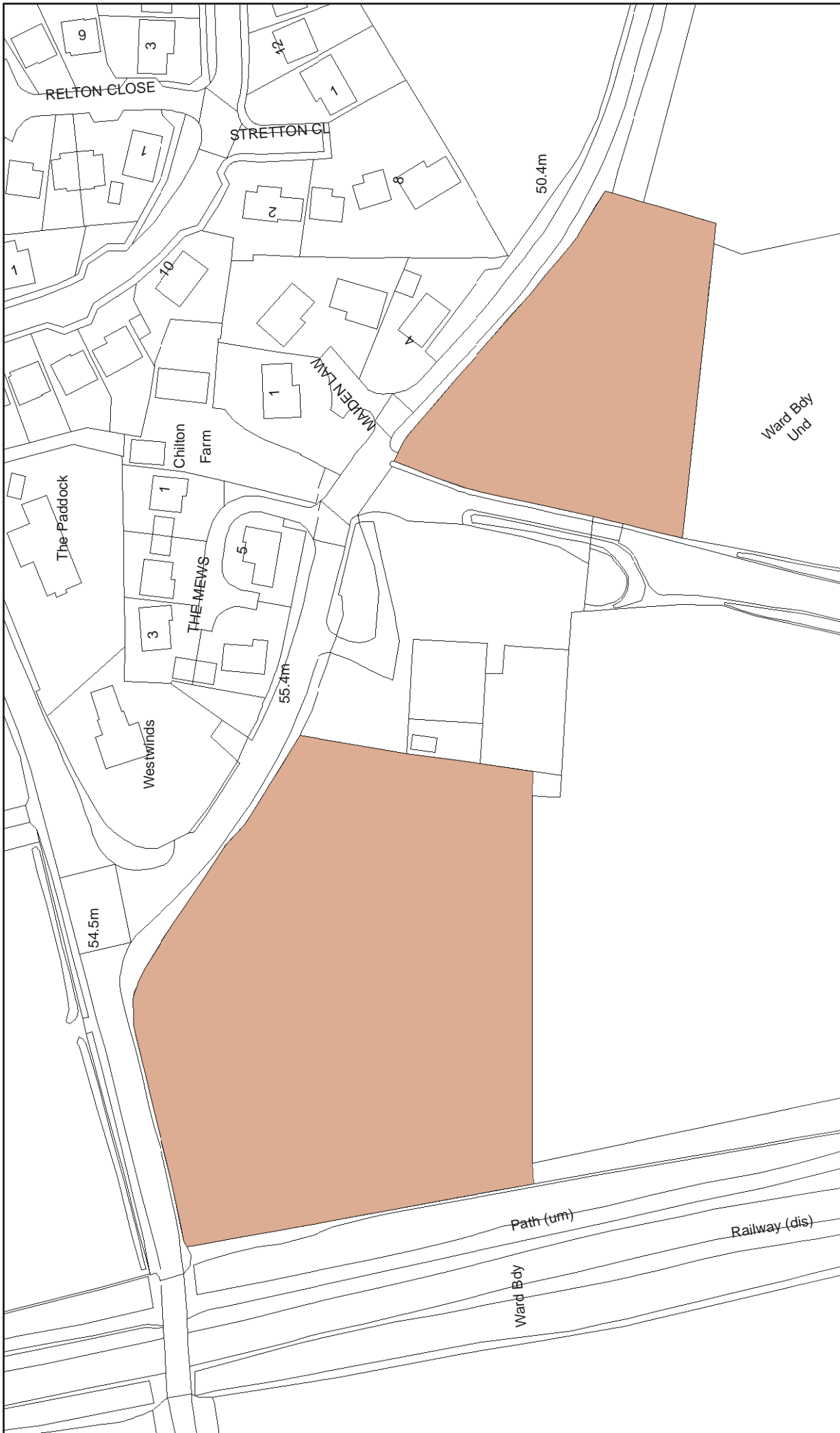
Conclusion on Availability: Available
Comments on Availability: Site availability established through grant of planning permission

Achievability:

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

Deliverability

Comment on Deliverability: Site suitability, availability and achievability established through grant of outline planning permission. Full planning application pending consideration for 53 units by Gleeson homes. Delivery of units expected in the 0-5 year period, however yield to remain at 27 until permission granted for 53 units.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 654: West of Redburn Road
Contact	
Scale	Not to Scale
Date	July 2017
North	
Revisions	

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SHLAA Ref No:	670	Site Name:	Land at Penshaw
Subarea:	Coalfield		
Ward:	SHINEY ROW		
PDL or greenfield:	Greenfield	Capacity:	484
Sieved site?	No	Site area (HA):	21.53
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Fundamental to purposes of Green Belt. Area of High Landscape Value, within setting of Penshaw Monument and with protected species present.

Planning History

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

Planning History 2

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site not suitable as within designated Green Belt. Area of High Landscape Value, within setting of Penshaw Monument and with protected species present.

Availability:

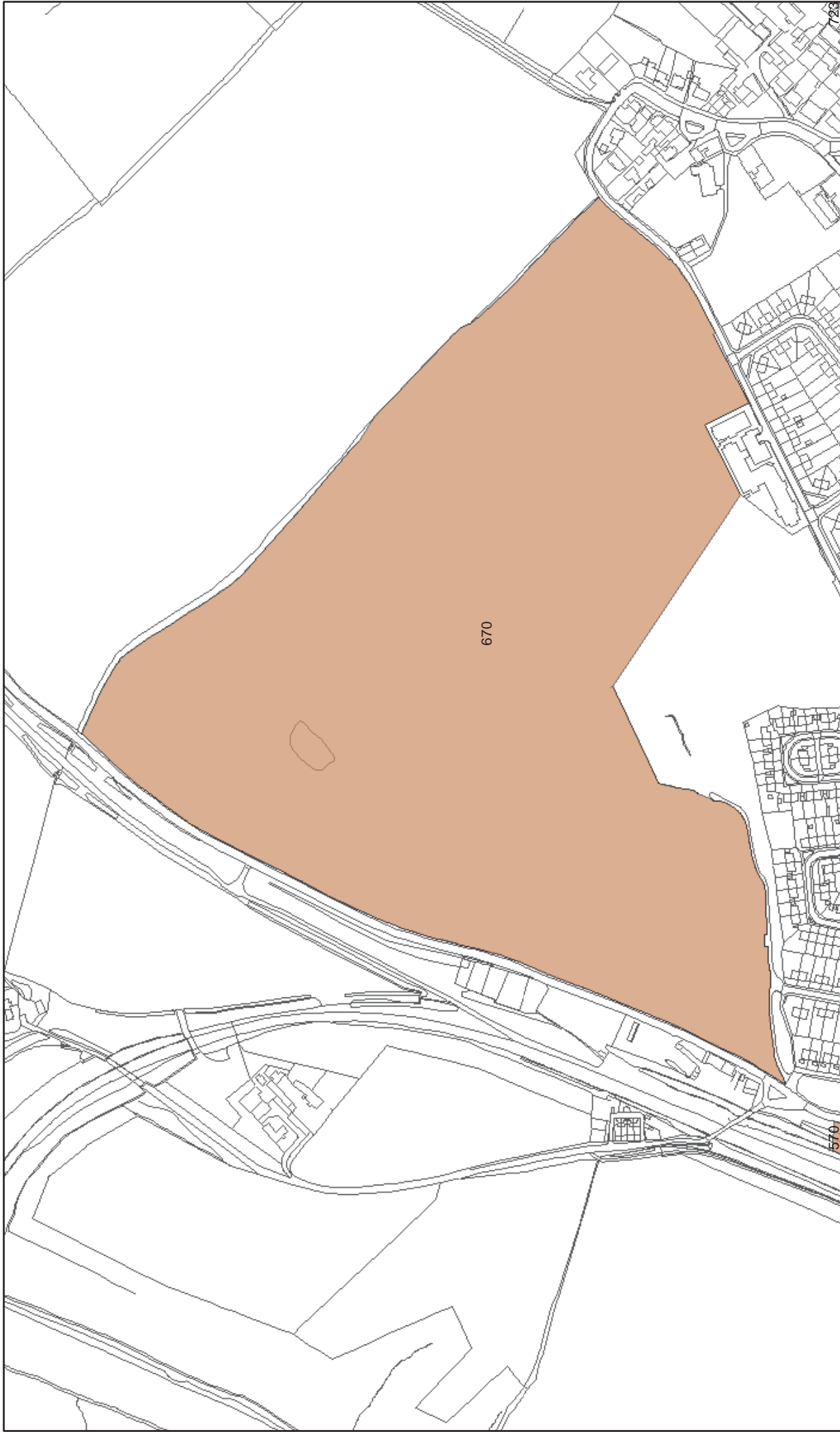
Conclusion on Availability: Available
 Comments on Availability: Private site put forward by landowner for development - no known constraints to site availability at this point in time.


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Viability Assessment Typology: Large Greenfield 350.
 Viability Assessment Typology indicates that this typology of site is likely to be viable

Deliverability

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



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 670: Land at Penshaw
Contact Scale	Not to Scale
Date	January 2018
North	
Drawing No.	Revisions

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SHLAA Ref No:	680	Site Name:	Land opposite The Mews, Redburn Row
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	5
Sieved site?	No	Site area (HA):	0.35
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: 16/00091/HYB
 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:	
			0	1	4					
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 the approval of planning permission.

Availability:

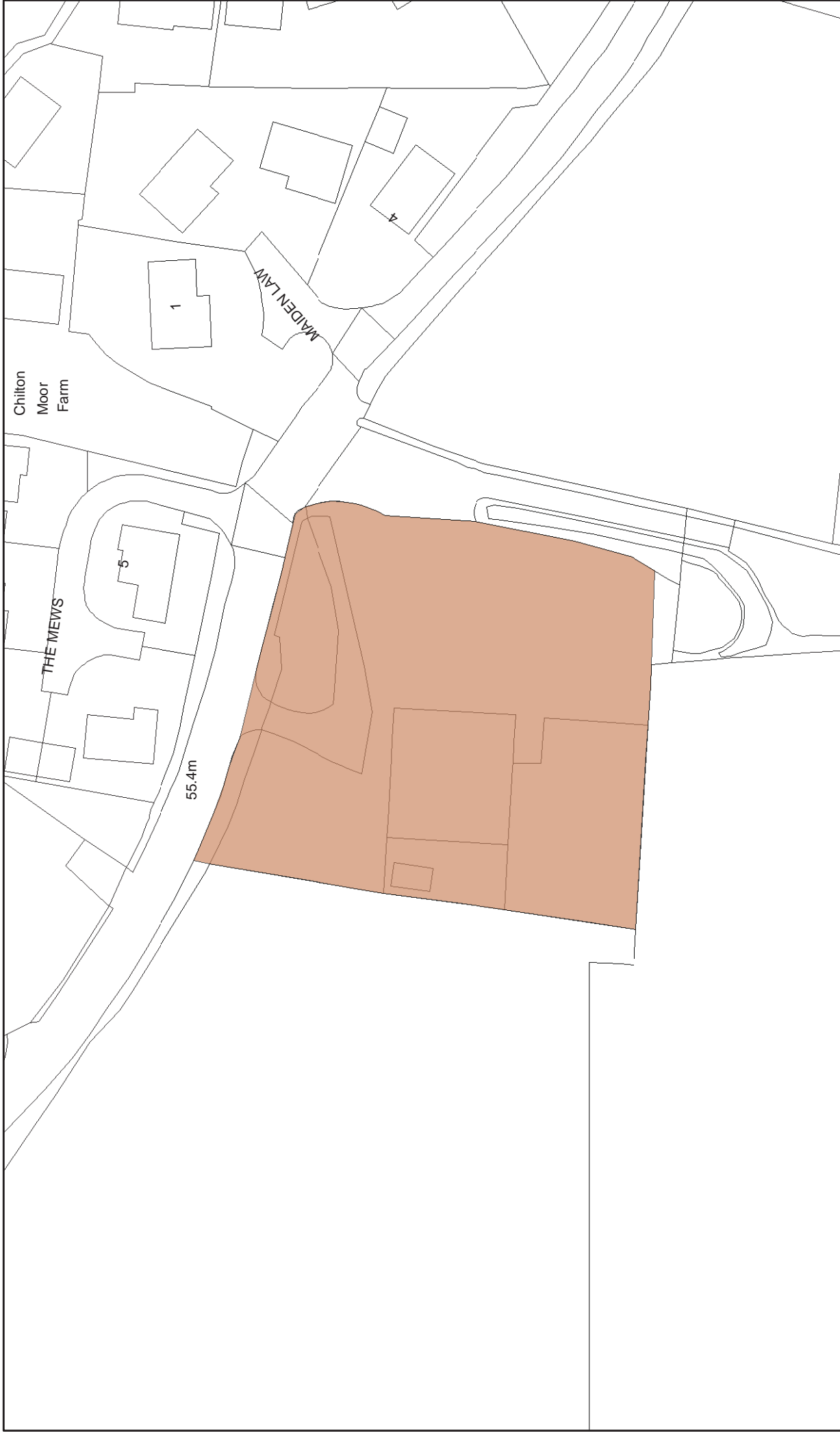
Conclusion on Availability: Available
 Comments on Availability: Availability established through the approval of planning permission

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Achievability established through the approval of planning permission

Deliverability

Comment on Deliverability: Site given full planning permission for 1 dwelling and outline for 4, buildings still on site. Completions expected year1-5.



Project	Sunderland Strategic Housing Land Availability Assessment - 2017
Scheme	Site No 680: Land opposite The Mews, Redburn Row
Contact	North
Scale	Not to Scale
Date	July 2017
Drawing No.	Revisions

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SHLAA Ref No:	695	Site Name:	Stanley Terrace, Chester Road, Shiney Row
Subarea:	Coalfield		
Ward:	SHINEY ROW		
PDL or greenfield:	Greenfield	Capacity:	5
Sieved site?	No	Site area (HA):	0.11
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: 17/00866/LP3
 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: Site is considered suitable

Availability:

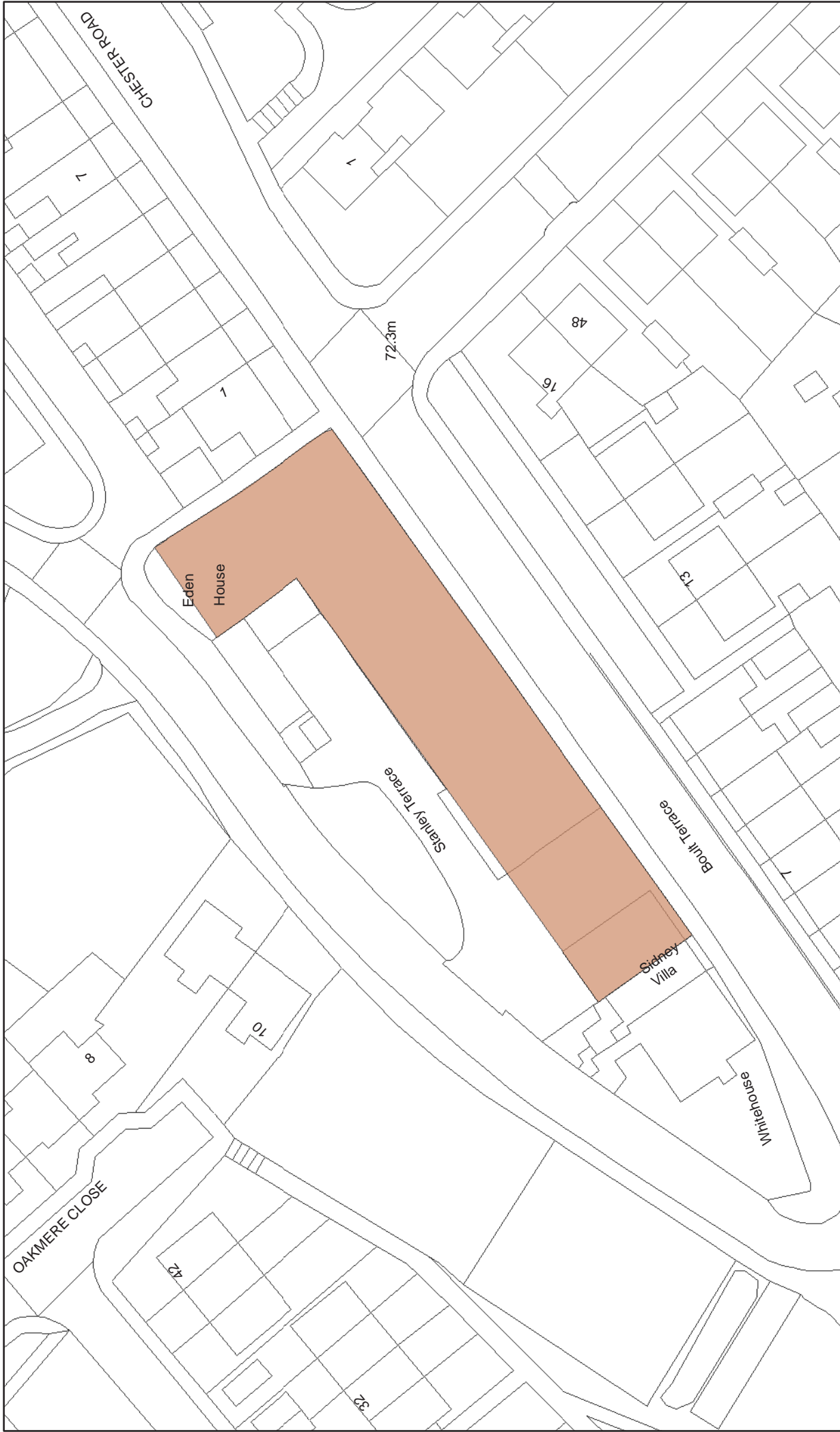
Conclusion on Availability: Available
 Comments on Availability: The site is vacant, cleared site and being brought forward by the City Council, as such it is considered available.


Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: This is an area where the draft viability assessment indicates the site would not be viable due to the residual value not exceeding the existing use value or alternative use value. However, the proposal is for bungalows, which are very sought after city wide and as such the site is considered achievable.

Deliverability

Comment on Deliverability: Site is considered deliverable for 5 bungalows as being brought forward by Sunderland Housing Company who seek to deliver housing that the general market does not deliver. Site gained planning approval late 2017.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 695: Stanley Terrace, Chester Road
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	702	Site Name:	Land adjacent to the Beehive PH, Blind Lane
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	5
Sieved site?	No	Site area (HA):	0.16
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Planning History

Present Planning Status: Permitted (Outline) – Not started
Planning App No: 17/00979/OUT
Student Accommodation: No
Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

Prior to										
15/16:	2015/16:	2016/17:	2017/18:	2018/19:	2019/20:	2020/21:	2021/22:	2022/23:	2023/24:	
						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: Established through the granting of planning permission.

Availability:

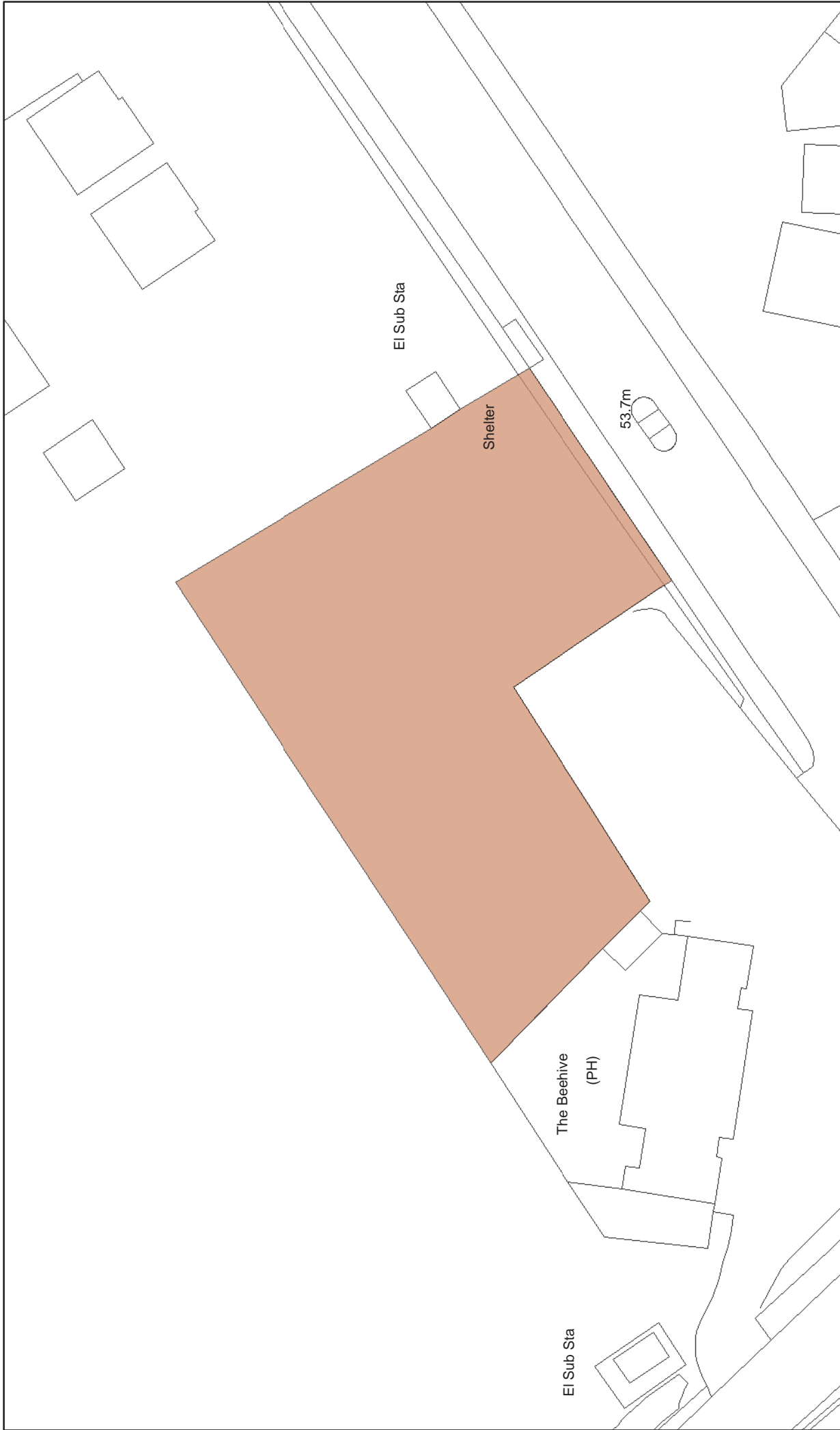
Conclusion on Availability: Available
Comments on Availability: Established through the granting of planning permission.


Achievability:

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

Deliverability

Comment on Deliverability: Deliverability established through the granting of outline planning consent for 5 units. Expected completions 20/21, following submission and grant of full consent.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 702: Land adjacent to Beehive PH, Blind Lane
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	704	Site Name:	Fence Houses Comrades Club, Station Avenue North
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	PDL	Capacity:	8
Sieved site?	No	Site area (HA):	0.10
Included in Supply?	Yes	Deliverable/Developable:	1-5 years

Constraints

Planning History

Present Planning Status: Permitted – not started
Planning App No: 17/00578/SUB
Student Accommodation: No
Extra Care/Sheltered Accom (self contained units): No

Planning History 2

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
Units Completed: 0

Assessment Information

Suitability:

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

Availability:

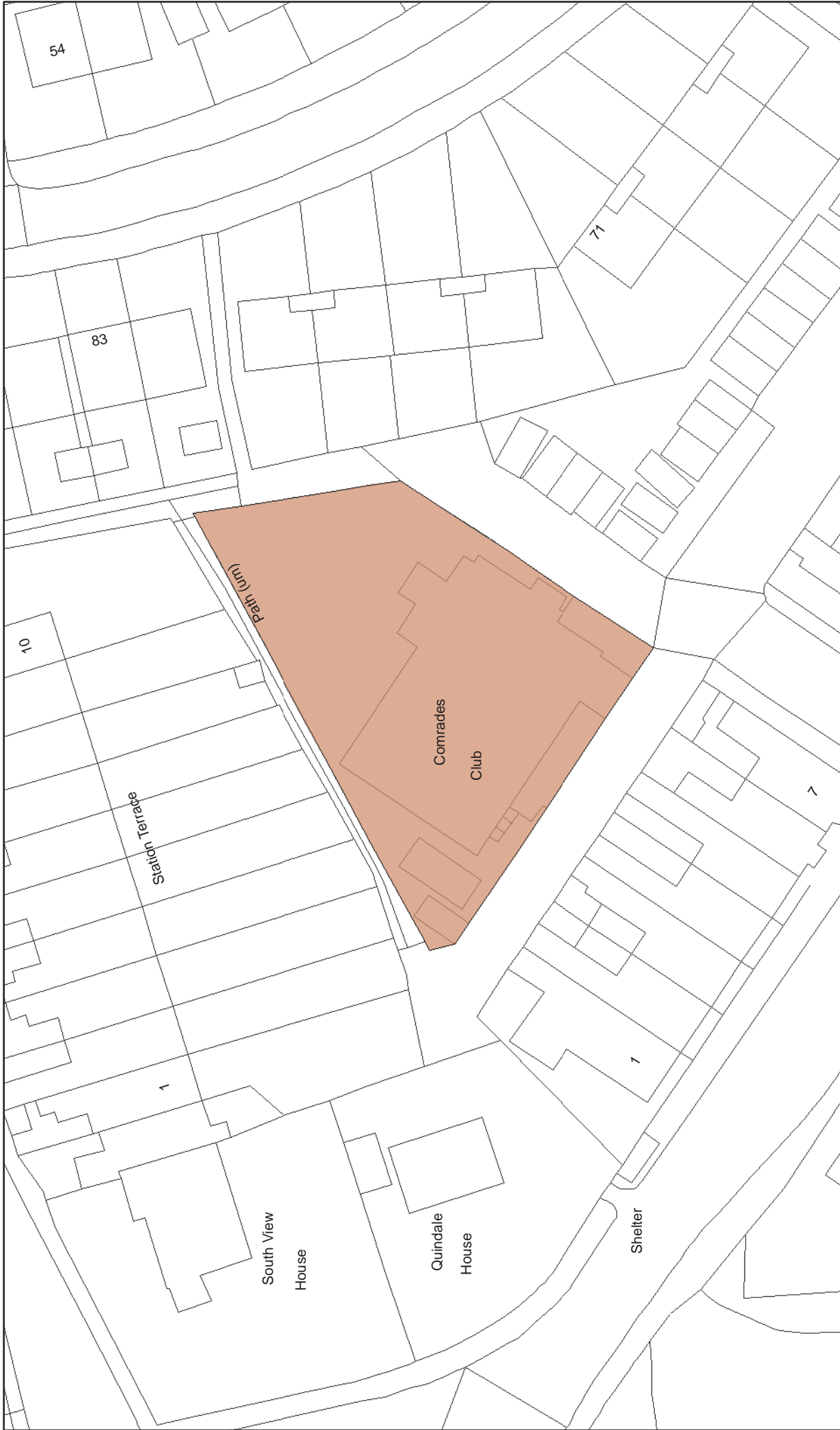
Conclusion on Availability: Available
Comments on Availability: Established through the granting of planning permission.

Achievability:

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

Deliverability

Comment on Deliverability: Deliverability established through granting of planning permission for 8 units. Completions expected in years 1-5.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 704: Fence Houses Comrades Club, Station Avenue North
Contact	North
Scale	Not to Scale
Date	January 2018
Drawing No.	Revisions

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SHLAA Ref No:	707	Site Name:	Land adjacent to Moorsburn Drive
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	7
Sieved site?	No	Site area (HA):	0.27
Included in Supply?	Yes	Deliverable/Developable:	11-15 years

Constraints

Surface water flooding 1:30 -50% of site, potentially possible to mitigate against, however this main impact upon viability of site. Possible coal seam, further consultation with Coal Authority. Designated open space.

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:	
										7

Under Construction: No
Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Suitable
Comments on Suitability: Surface water flooding 1:30 -50% of site, potentially possible to mitigate against, however this main impact upon viability of site. Possible coal seam, further consultation with Coal Authority. Designated open space.

Availability:

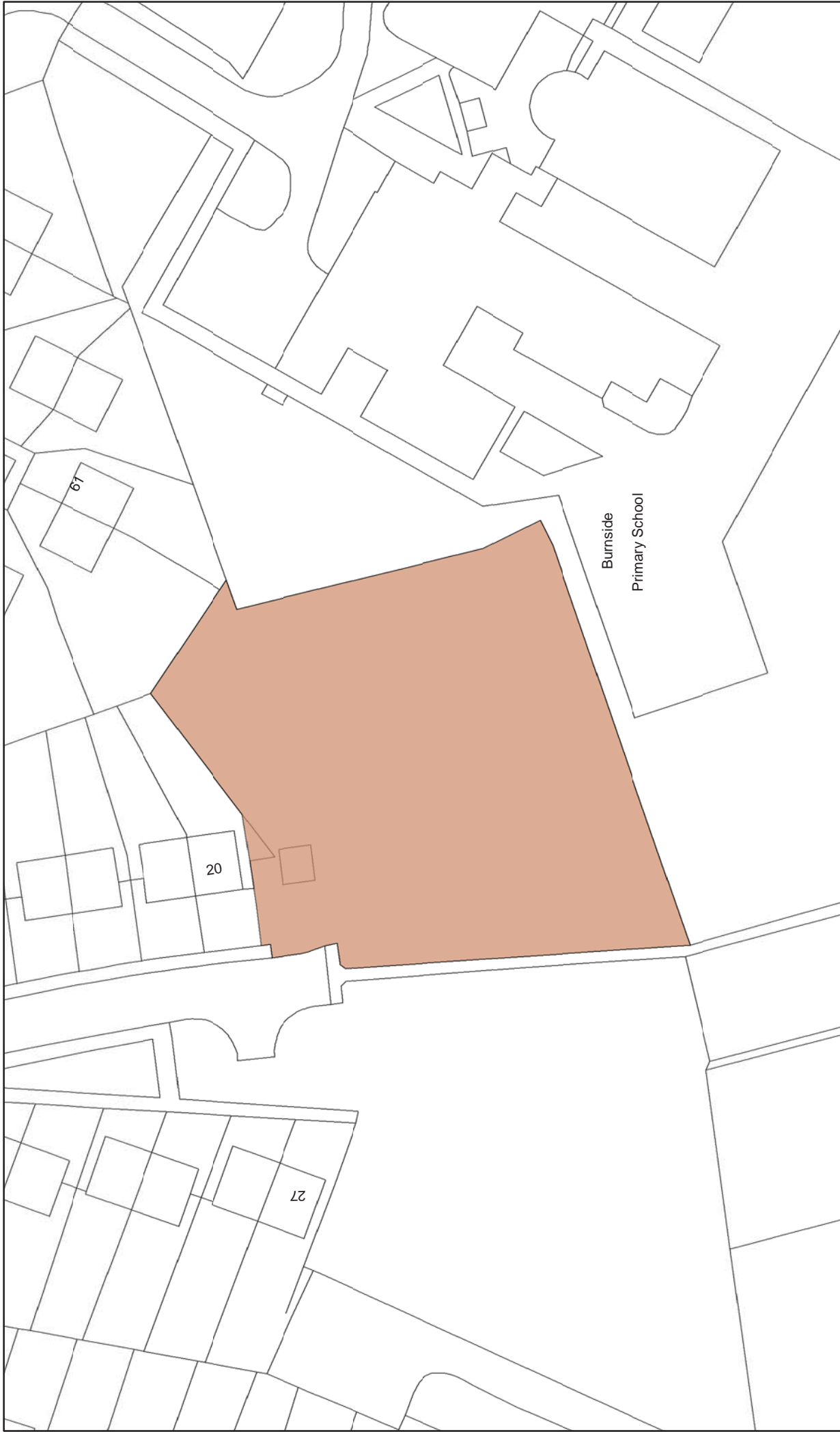
Conclusion on Availability: Available
Comments on Availability: Site has been put forward by land owner and as such is considered available.


Achievability:

Conclusion on Achievability: Achievable
Comment on Achievability: Site put forward by Gentoo who have past delivery record of house buidling within the city. However possible viability issues due to the amount of land within the site affected by surface water flooding. Dwellings numbers may need to be reduced.

Deliverability

Comment on Deliverability: Site considered deliverable, however site capacity may come down due to 50% of the site being affected by surface water flooding.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 707: Land adjacent to Moorsburn Drive, Houghton-le-Spring
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	709	Site Name:	Ruskin Avenue
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Greenfield	Capacity:	5
Sieved site?	No	Site area (HA):	0.27
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Designated open space and potential surface and ground water flooding. Wildlife corridor and 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: Not Suitable
 Comments on Suitability: Designated open space and potential surface and ground water flooding. Wildlife corridor and GI corridor. Small site which has access issues. As such not considered suitable.

Availability:

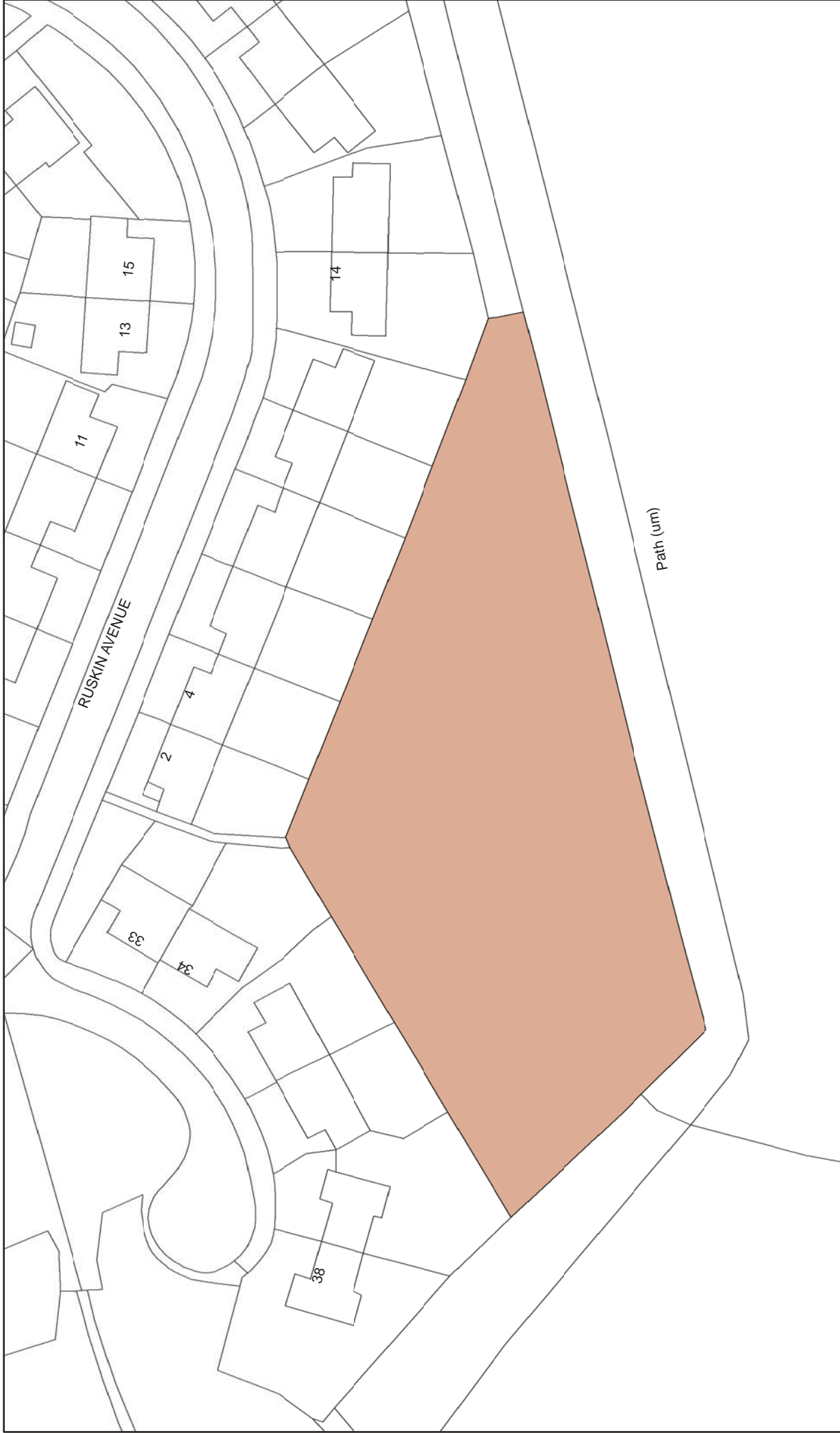
Conclusion on Availability: Available
 Comments on Availability: Land owner has put the site forward.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Site typology small greenfield indicates site is viable, subject to any site constraints.

Deliverability

Comment on Deliverability: Designated open space, would need to justify loss of this. Access issues to the site due to being a backland site. Not considered developable at this point in time.



<i>Project</i>	Sunderland Strategic Housing Land Availability Assessment - 2018
<i>Scheme</i>	Site No 709; Land at Ruskin Avenue, Easington Lane
<i>Contact</i>	North
<i>Scale</i>	Not to Scale
<i>Date</i>	January 2018
<i>Drawing No.</i>	Revisions

Sunderland City Council
 Economy and Place,
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 Sunderland, SR2 7DN

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SHLAA Ref No:	713	Site Name:	Land to the east of Kingfisher Drive (Murton Lane)
Subarea:	Coalfield		
Ward:	HETTON		
PDL or greenfield:	Greenfield	Capacity:	150
Sieved site?	Yes	Site area (HA):	7.62
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Area of high landscape value, medium ground water flooding and surface water flooding. Part of the green infrastructure corridor and wildlife corridor. Open Countryside. Pylons in close proximity to the site, northern tip.

Planning History

Planning History 2

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

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Site is within an area of high landscape value and within the green infrastructure corridor and wildlife corridor. Greenfield site within the open countryside.

Availability:

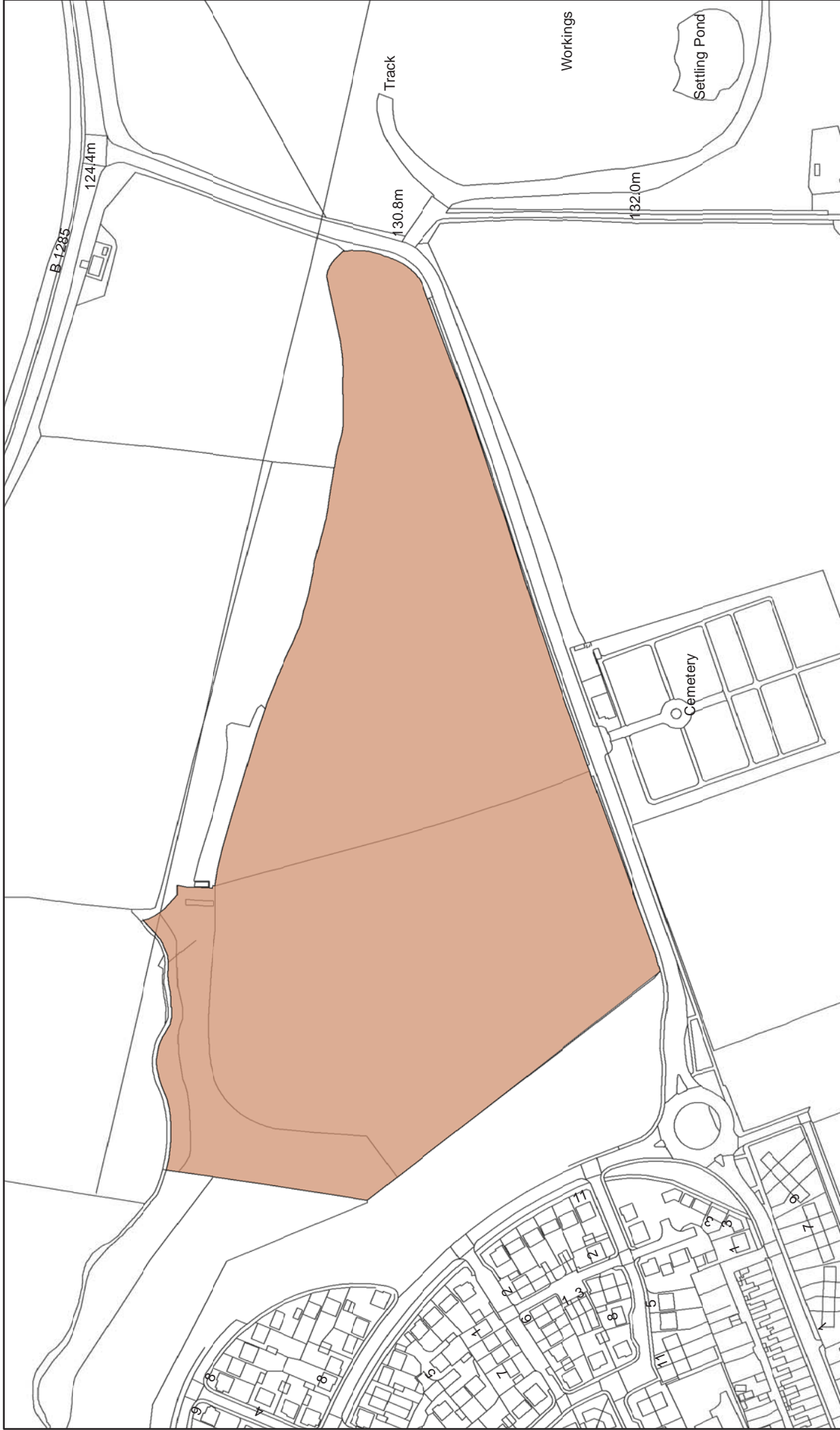
Conclusion on Availability: Available
 Comments on Availability: Site has no known legal or ownership problems.

Achievability:

Conclusion on Achievability: Achievable
 Comment on Achievability: Delivery of Taylor Wimpey site to the west demonstrates strong demand for new housing in the area. Greenfield site as such typology suggests site would be viable.

Deliverability

Comment on Deliverability: Greenfield site within the open countryside-within an area of high landscape value, site forms part of a strategic GI/wildlife corridor as such the site is not considered suitable and therefore not deliverable.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 713: Land to the East of Kingfisher Drive (Murton Lane), Easington Lane
Contact	Not to Scale
Scale	Date
	January 2018
	North
Drawing No.	Revisions

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SHLAA Ref No:	715	Site Name:	Land to the south of Redburn Road
Subarea:	Coalfield		
Ward:	HOUGHTON		
PDL or greenfield:	Greenfield	Capacity:	300
Sieved site?	No	Site area (HA):	13.62
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Flood Zone 3B to northern tip- This area should be removed from the site location plan. Ground water flooding and surface water flooding on the site. Site within the Green Infrastructure and wildlife corridor. Coal referral area. Possible protected species on the site due to close proximity to Rainton Meadows nature reserve. Site is within the open countryside. Potential archaeological site. Potential landfill. Agricultural land grade 3B.

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: Flood Zone 3B to northern tip- as such this area has been removed from the site location plan. Ground water flooding and surface water flooding on the site. Site within the Green Infrastructure and wildlife corridor. Coal referral area. Possible protected species on the site due to close proximity to Rainton Meadows nature reserve. Site is within the open countryside. Potential archaeological site. Potential landfill. Agricultural land grade 3B.

Availability:

Conclusion on Availability: Available

Comments on Availability: Site has been put forward by land owner as such it is considered that there are no constraints to availability.

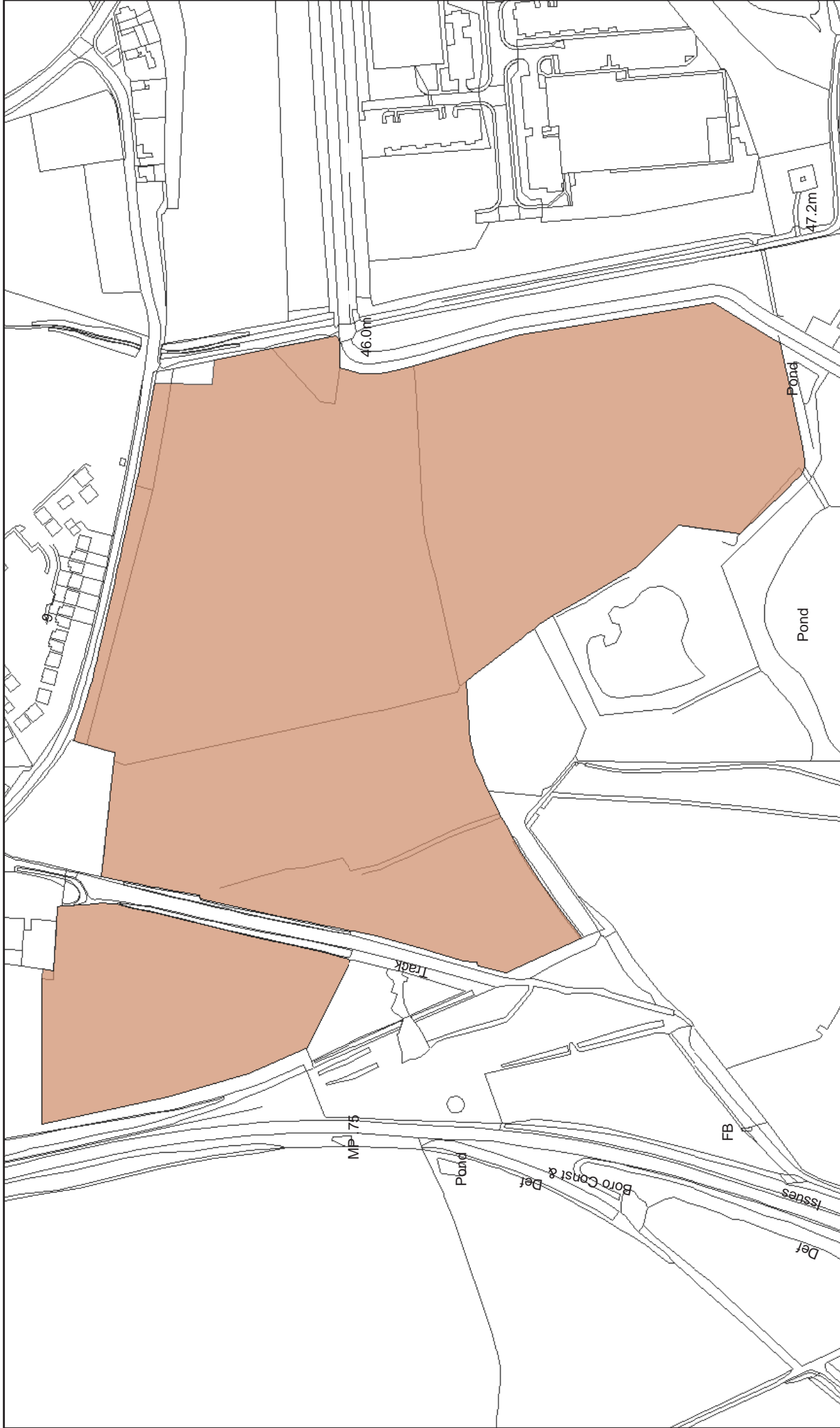
Achievability:


Conclusion on Achievability: Achievable

Comment on Achievability: Considered a good market area, with a buoyant market. Greenfield site typology indicates site would be viable. However site is heavily constrained and this may impact upon the sites viability.

Deliverability

Comment on Deliverability: 300 dwellings at 30dph. Site not considered suitable due to site constraints, and proximity to Rainton Meadows Nature Reserve. Greenfield site within the open countryside.



Project	Sunderland Strategic Housing Land Availability Assessment - 2018
Scheme	Site No 715: Land to the south of Redburn Road
Contact	Not to Scale
Scale	Date
	January 2018
	North
	
Drawing No.	Revisions

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SHLAA Ref No:	723	Site Name:	Land adjacent to Penshaw Hill Equestrian Centre
Subarea:	Coalfield		
Ward:	SHINEY ROW		
PDL or greenfield:	Greenfield	Capacity:	43
Sieved site?	No	Site area (HA):	1.95
Included in Supply?	No	Deliverable/Developable:	NCD

Constraints

Green Belt/ Surface Water Flooding/High Voltage electricity line and 10m buffer zone/ electricity pylon and 10m buffer zone/Viewpoint nearby

Planning History

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

Planning History 2

Completions 2015/16 until 2032/33 figures

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

Under Construction: No
 Units Completed: 0

Assessment Information

Suitability:

Conclusion on Suitability: Not Suitable
 Comments on Suitability: Within Green Belt

Availability:

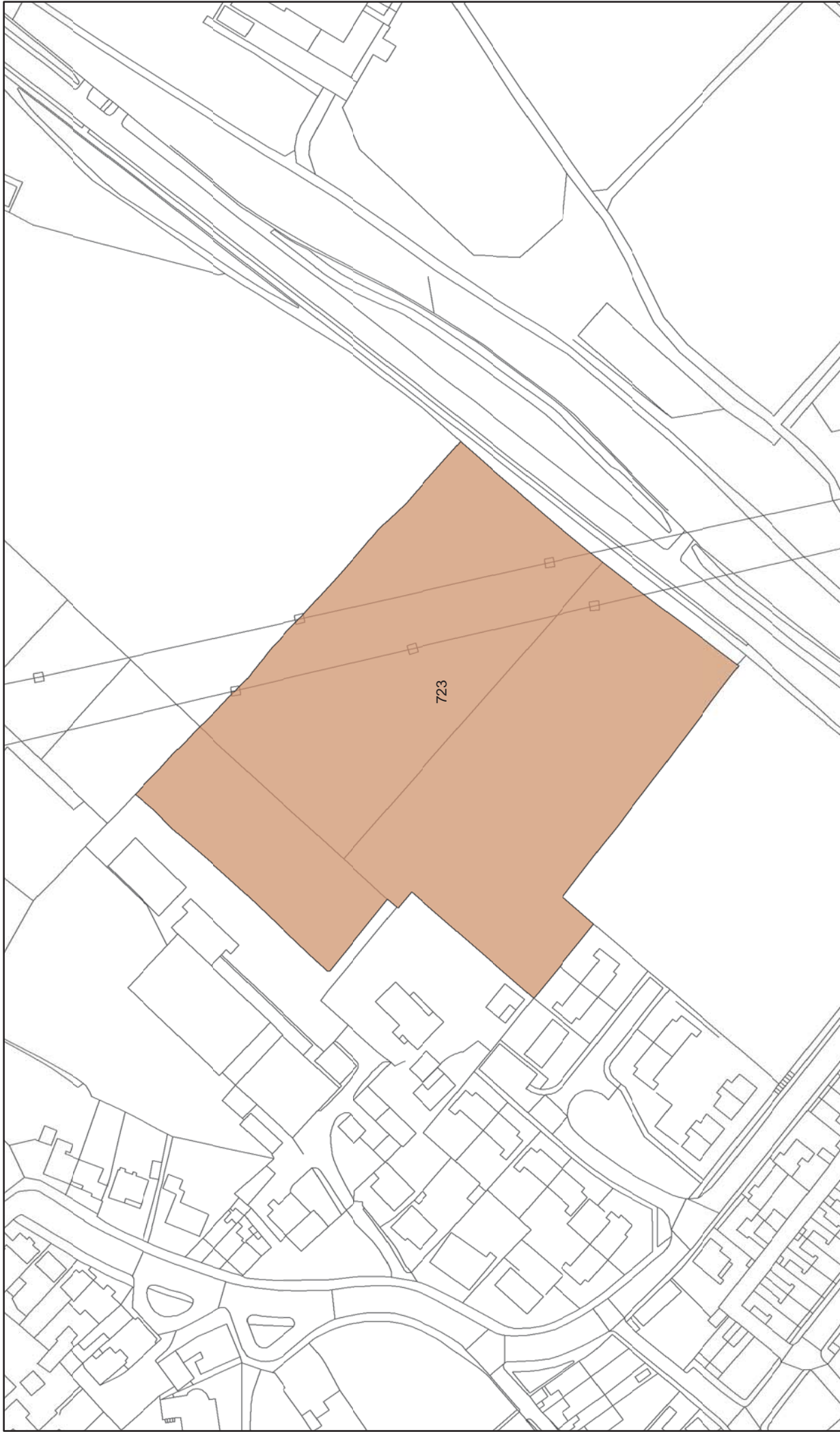
Conclusion on Availability: Available
 Comments on Availability: The land owner has confirmed that the land is available

Achievability:

Conclusion on Achievability: Uncertainty
 Comment on Achievability: The site viability is unknown at this point due to pylons on the site.

Deliverability

Comment on Deliverability: The site is not considered suitable due to its Green belt status



Project	Sunderland Strategic Housing Land Availability Assessment - 2018		
Scheme	Site No 723: land adjacent to Penshaw Equestrian Centre		
Contact	Not to Scale	Date	January 2018
Scale			
Drawing No.			Revisions



North

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