

Updated five-year land supply

Source of Five Year Supply	2019/20-2023/24
SHLAA Deliverable units under construction	1175
SHLAA Deliverable units with consent	1142
SHLAA Deliverable units pending approval/strong developer interest	1995
Small Sites	250
Demolition Forecast	30
5 year supply total (excluding Student Accommodation)	4532

Annual Housing Requirement for plan period 2015-2033	745
Five year housing requirement for 2019/20-2023/24	3725
Actual completions for 2015-2019 (excluding student accommodation)	3180
Over-provision or deficit of housing units against housing requirement for 2015-2019	+200
Five year housing requirement (2019/20-2023/24) minus 2015-19 oversupply +5% buffer	3701
Identified Five Year deliverable supply of housing (number of units)	4532
Over-provision or deficit of housing units against five year housing requirement (2019/20-2023/24)	831
Five year supply performance against 105% of housing requirement (%)	122%
Five year supply performance against 105% of housing requirement (years)	6.1 years

Housing Supply Update

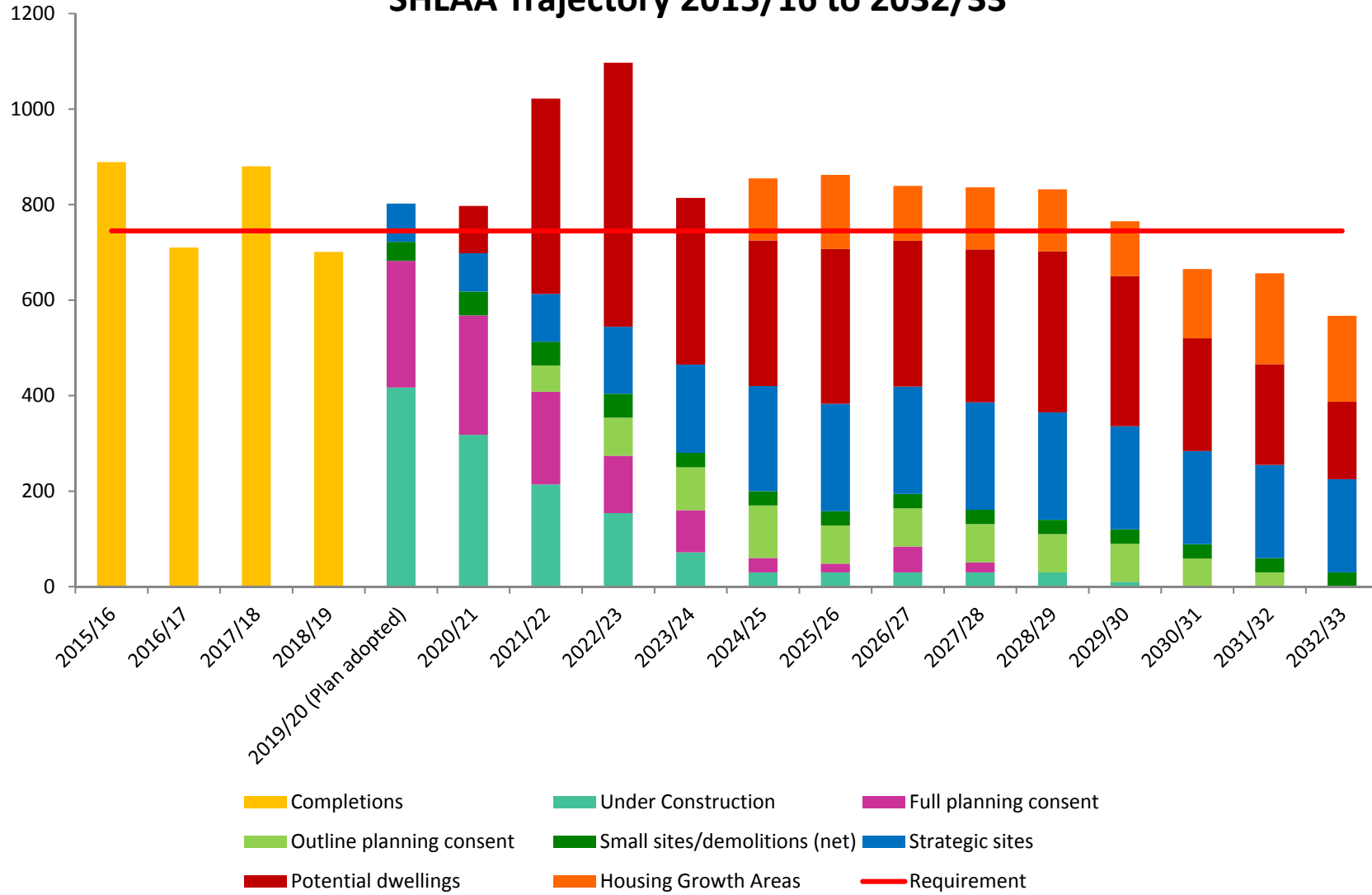
Time period (19/20-32/33)	Dwelling units
Deliverable 1-5	4312
Developable 6-10	4074
Developable 11-14	2533
Total 1-14 (within plan period)	10919
Small sites Allowance -Demolitions	490
Total years 1-14*	11409

*Includes HGA sites

Housing Supply Update Table 1

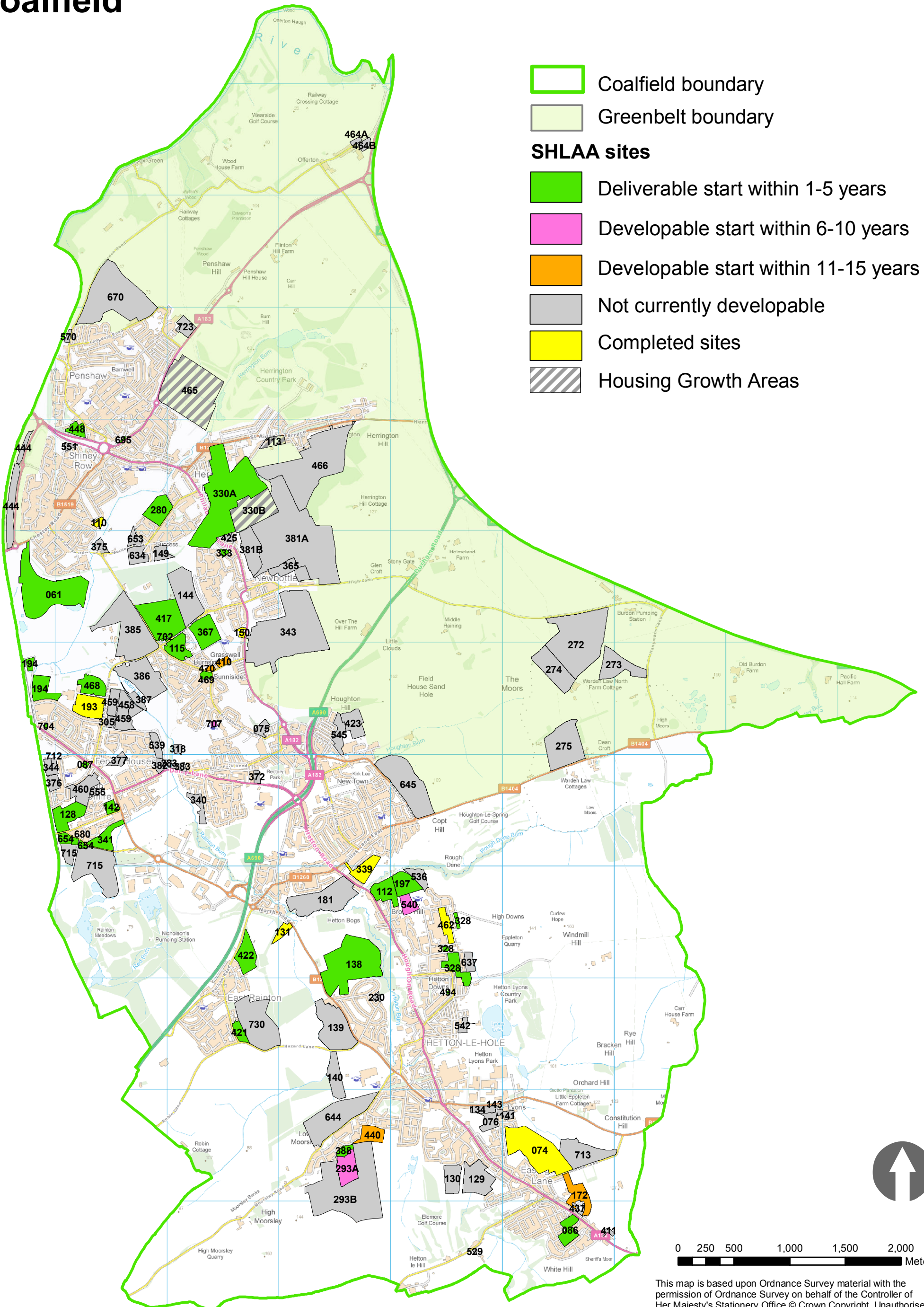
Source	Dwelling numbers	
	2015/16-2018/19	2019/20-2032/33
Completions	3180	
Units under construction		1335
Outline planning permission		824
Full planning permission		1040
Small sites		700
Demolitions		-210
Strategic sites to be allocated in the Local Plan		2506
Housing Growth Areas to be allocated in the Local Plan		1290
Other SHLAA sites to be allocated in the Allocations and Designations Plan		3924
Dwellings	3180	11409
Total dwellings	14589	
Total dwellings with HGA	14589	
Requirement	13410	
Flexibility Factor	1179	8.8%

SHLAA Trajectory 2015/16 to 2032/33



SHLAA Ref No	Site Name	Monitoring Delivery Sub Area	Present Planning Status	Present Planning Status 2	Included in supply	Housing Growth Area	Strategic Sites	Comps 2019/20	Comps 2020/21	Comps 2021/22	Comps 2022/23	Comps 2023/24	Comps 2024/25	Comps 2025/26	Comps 2026/27	Comps 2027/28	Comps 2028/29	Comps 2029/30	Comps 2030/31	Comps 2031/32	Comps 2032/33
118	Belford House, Ashcroft and Belford Close	Sunderland South	Permitted – under construction	Permitted – under construction	TRUE	FALSE	FALSE	1	0	0	0	0	0	0	0	0	0	0	0	0	0
159	Land adjacent to The Scullery Restaurant	Sunderland South	Application pending	Application pending	TRUE	FALSE	FALSE	0	0	0	0	8	0	0	0	0	0	0	0	0	0
163	Amberley Street and Harrogate Street, land at - Mowbray Road	Sunderland South	No planning status	No planning status	TRUE	FALSE	FALSE	0	0	0	0	0	0	0	0	19	30	30	0	0	0
183	Ashburn House, Ryhope Road	Sunderland South	No planning status	No planning status	TRUE	FALSE	FALSE	0	0	0	0	0	0	10	0	0	0	0	0	0	0
324	Land to the East of Durham Road and Tudor Grove	Sunderland South	Permitted – under construction	Permitted – under construction	TRUE	FALSE	FALSE	8	0	0	0	0	0	0	0	0	0	0	0	0	0
342	Land at Mill Hill, Silksworth Road	Sunderland South	Permitted (Outline) – Not started	Application pending	TRUE	FALSE	FALSE	0	0	30	30	30	30	30	30	30	30	10	0	0	0
355	Rushford Phase 2, Ryhope	Sunderland South	Permitted – under construction	Permitted – under construction	TRUE	FALSE	FALSE	22	0	0	0	0	0	0	0	0	0	0	0	0	0
356	Burdon Road/Hall Farm Road, land at	Sunderland South	Permitted – under construction	Permitted – under construction	TRUE	FALSE	FALSE	19	30	30	30	0	0	0	0	0	0	0	0	0	0
380	Grangetown Autos and land to the South. East side of Ryhope Road	Sunderland South	Permitted – not started	Permitted – not started	TRUE	FALSE	FALSE	46	0	0	0	0	0	0	0	0	0	0	0	0	0
426A	Willow Farm land to south, Ryhope (North)	Sunderland South	Permitted (Outline) – Not started	Permitted (Outline) – Not started	TRUE	FALSE	TRUE	0	0	20	30	30	30	30	30	30	30	30	30	30	30
451	Former Stannington Centre and adjoining greenspace, Hillview, Stannington Grove	Sunderland South	No planning status	No planning status	TRUE	FALSE	FALSE	0	0	0	0	0	0	0	0	0	0	15	30	30	0
477	Land north of Burdon Lane	Sunderland South	Application pending	Application pending	TRUE	FALSE	TRUE	0	0	0	30	45	60	65	65	65	65	65	65	65	65
502	Vane Arms, Silksworth	Sunderland South	Lapsed permission	Permitted – not started	TRUE	FALSE	FALSE	0	7	0	0	0	0	0	0	0	0	0	0	0	0
504	Doxford Park Phase 6	Sunderland South	Application pending	Application pending	TRUE	FALSE	FALSE	0	23	30	30	30	0	0	0	0	0	0	0	0	0
505	Doxford Park Phase 5	Sunderland South	Permitted – under construction	Permitted – under construction	TRUE	FALSE	FALSE	21	0	0	0	0	0	0	0	0	0	0	0	0	0
531	Council Yard, North St, Silksworth	Sunderland South	Permitted – under construction	Permitted – under construction	TRUE	FALSE	FALSE	3	0	0	0	0	0	0	0	0	0	0	0	0	0
651	Land at Tay Road, Thorney Close	Sunderland South	No planning status	No planning status	TRUE	FALSE	FALSE	0	0	0	0	0	0	0	0	0	0	30	20	0	0
677	Land at Birchwood, Ford Oval	Sunderland South	No planning status	No planning status	TRUE	FALSE	FALSE	0	0	0	0	0	0	0	30	0	0	0	0	0	0
678	South Hylton House	Sunderland South	No planning status	No planning status	TRUE	FALSE	FALSE	0	0	0	0	0	0	0	0	0	0	25	30	0	0
692	Land to the north of Irene Avenue, Grangetown	Sunderland South	No planning status	No planning status	TRUE	FALSE	FALSE	0	0	0	0	0	0	0	0	0	30	30	0	0	0
698	Former Hendon gardens Hotel	Sunderland South	Permitted – under construction	Permitted – under construction	TRUE	FALSE	FALSE	7	0	0	0	0	0	0	0	0	0	0	0	0	0
703	Warm up Wearside, Westbourne Road	Sunderland South	Permitted – not started	Permitted – not started	TRUE	FALSE	FALSE	9	0	0	0	0	0	0	0	0	0	0	0	0	0
706	Mayholme, 31 Sea View Road	Sunderland South	Permitted – not started	Permitted – not started	TRUE	FALSE	FALSE	5	0	0	0	0	0	0	0	0	0	0	0	0	0
714	Pennywell Business Centre	Sunderland South	No planning status	No planning status	TRUE	FALSE	FALSE	0	0	0	0	0	30	0	0	0	0	0	0	0	0
716	Tasman Road, Thorney Close	Sunderland South	No planning status	No planning status	TRUE	FALSE	FALSE	0	0	0	0	0	5	0	0	0	0	0	0	0	0
717	Theme Road, Thorney Close	Sunderland South	No planning status	No planning status	TRUE	FALSE	FALSE	0	0	0	0	0	0	0	0	5	0	0	0	0	0
718	Tadcaster Road, Thorney Close	Sunderland South	No planning status	No planning status	TRUE	FALSE	FALSE	0	0	0	0	0	0	0	0	8	0	0	0	0	0
719	Tanfield Road/Truro Road, Thorney Close	Sunderland South	No planning status	No planning status	TRUE	FALSE	FALSE	0	0	0	0	0	0	0	0	6	0	0	0	0	0
721	The Ropery, Websters Bank	Sunderland South	No planning status	No planning status	TRUE	FALSE	FALSE	0	0	0	0	0	40	40	0	0	0	0	0	0	0
724	Former Sunderland High School	Sunderland South	Permitted – under construction	Permitted – under construction	TRUE	FALSE	FALSE	0	57	0	0	0	0	0	0	0	0	0	0	0	0
726	9 - 12 Summerhill	Sunderland South	Permitted – Not started	Permitted – Not started	TRUE	FALSE	FALSE	6	0	0	0	0	0	0	0	0	0	0	0	0	0
728	12-13 Toward Road	Sunderland South	Permitted – Not started	Permitted – Not started	TRUE	FALSE	FALSE	0	12	0	0	0	0	0	0	0	0	0	0	0	0
729	Sunderland Church High School, Mowbray Road	Sunderland South	Permitted – under construction	Permitted – under construction	TRUE	FALSE	FALSE	15	0	0	0	0	0	0	0	0	0	0	0	0	0
018	42 to 45 Nile Street	Urban Core	Permitted – not started	Permitted – not started	TRUE	FALSE	FALSE	0	0	0	0	0	0	0	54	0	0	0	0	0	0
063	Vaux Brewery (site of), Gill Bridge Avenue	Urban Core	Permitted (Outline) – Not started	Permitted (Outline) – Not started	TRUE	FALSE	TRUE	0	0	0	0	30	30	30	30	30	30	21	0	0	0
078	Farringdon Row Phase 2-4	Urban Core	No planning status	No planning status	TRUE	FALSE	FALSE	0	0	0	0	0	0	0	0	9	30	30	0	0	0
080A	Stadium Village, Sheepfolds Central	Urban Core	No planning status	No planning status	TRUE	FALSE	FALSE	0	0	0	0	0	0	0	0	0	30	20	0	0	0
080B	Stadium Village, Sheepfolds East	Urban Core	No planning status	No planning status	TRUE	FALSE	FALSE	0	0	0	0	0	0	0	35	35	0	0	0	0	0

Sunderland SHLAA sites Coalfield



Coalfield boundary

Greenbelt boundary

SHLAA sites

Deliverable start within 1-5 years

Developable start within 6-10 years

Developable start within 11-15 years

Not currently developable

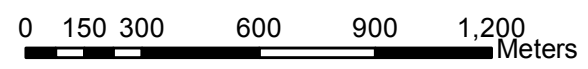
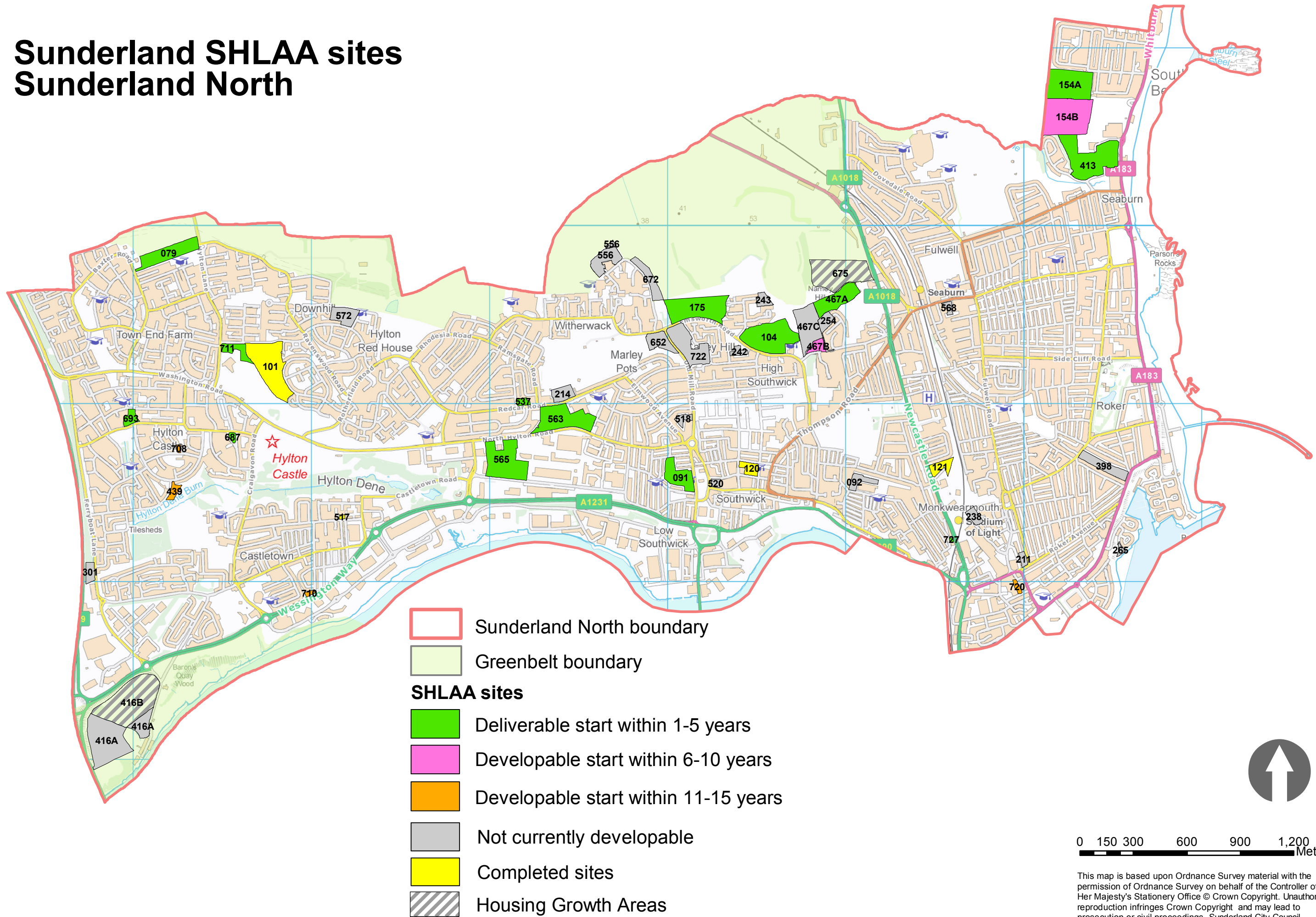
Completed sites

Housing Growth Areas

0 250 500 1,000 1,500 2,000 Meters

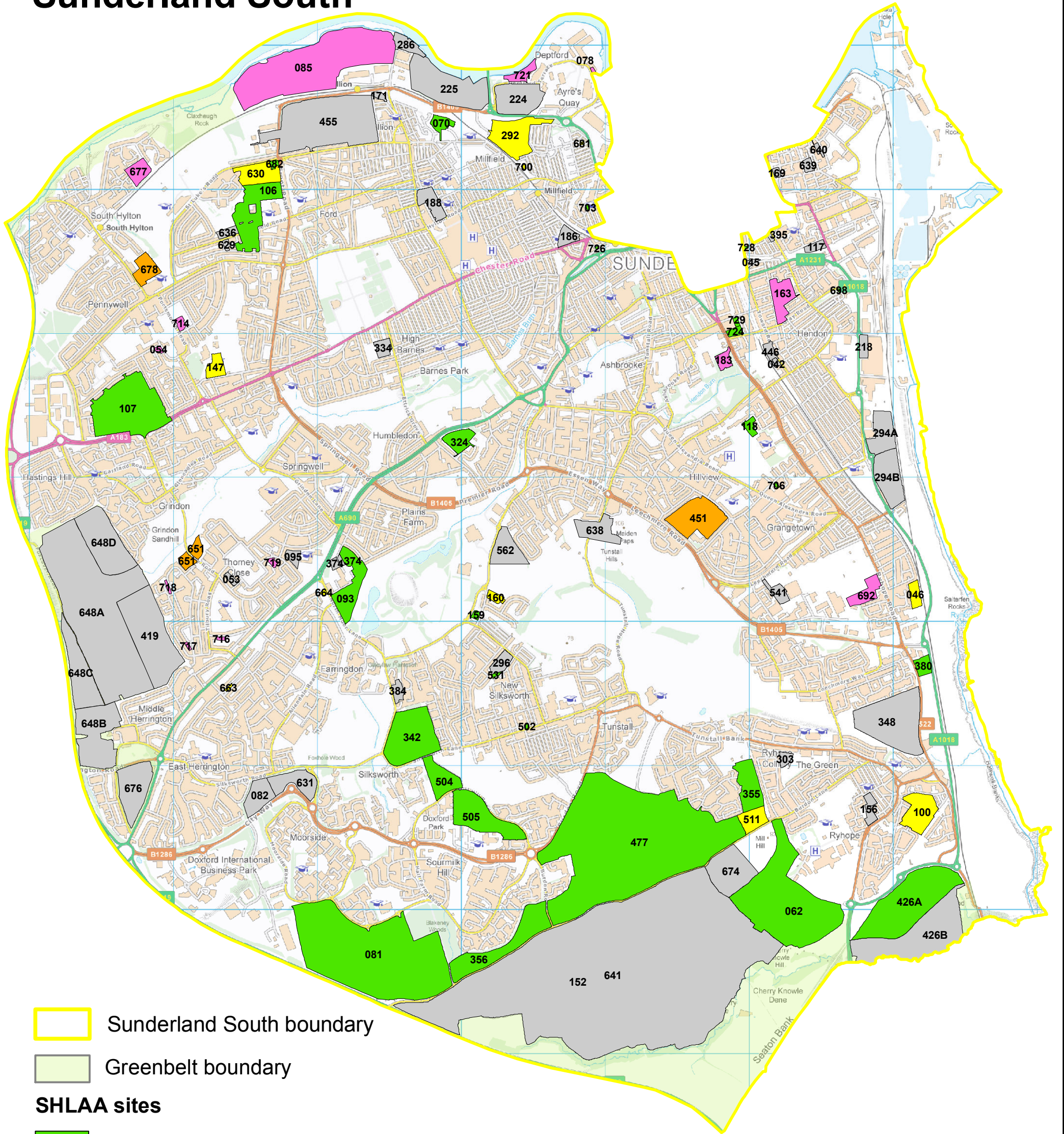
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Sunderland SHLAA sites Sunderland North



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Sunderland SHLAA sites Sunderland South

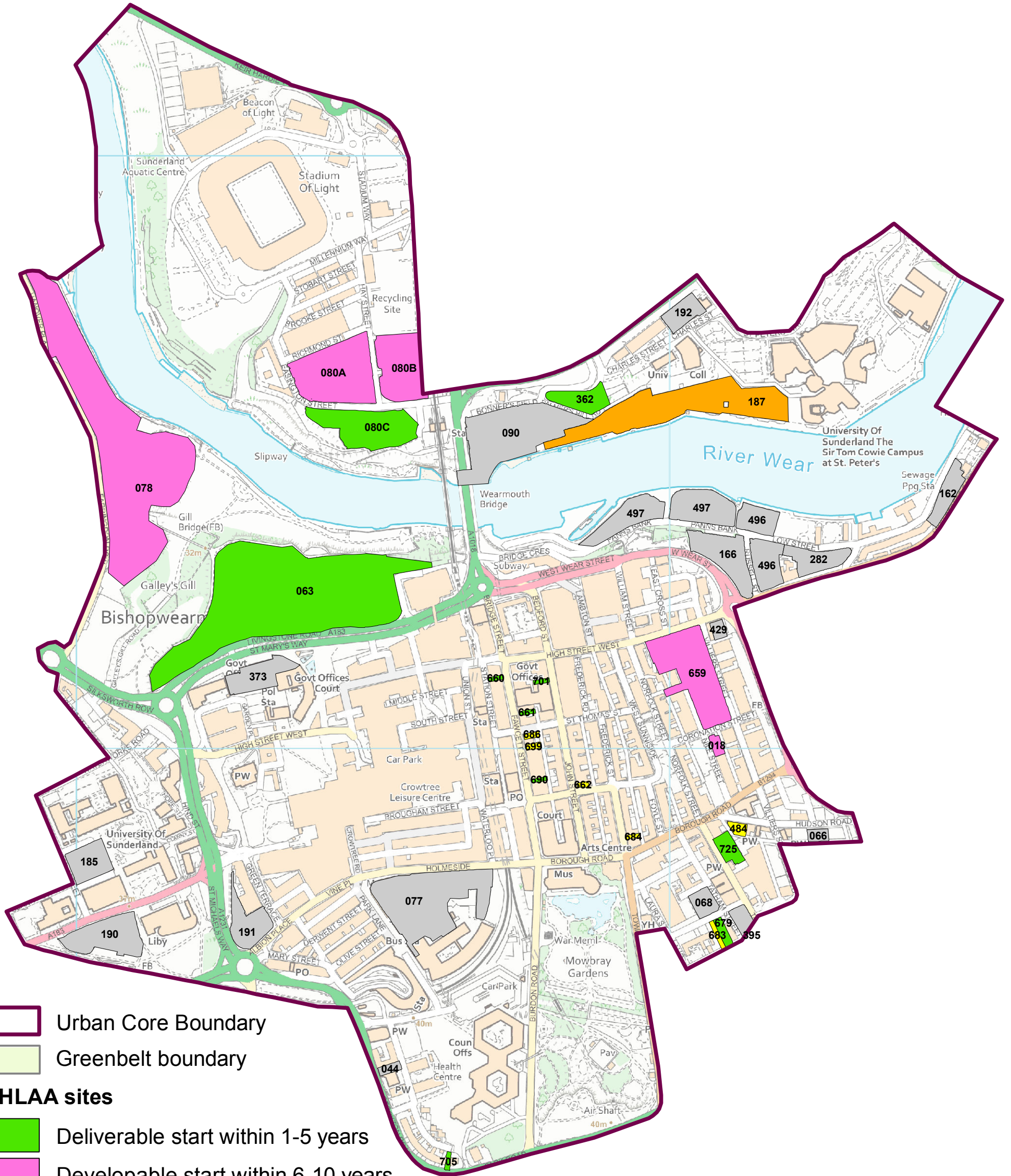



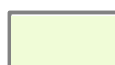




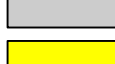

-  Sunderland South boundary
-  Greenbelt boundary
- SHLAA sites**
-  Deliverable start within 1-5 years
-  Developable start within 6-10 years
-  Developable start within 11-15 years
-  Not currently developable
-  Completed sites
-  Housing Growth Areas

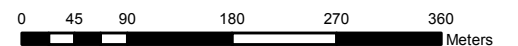
0 220 440 880 1,320 1,760 Meters

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Sunderland SHLAA sites Urban Core

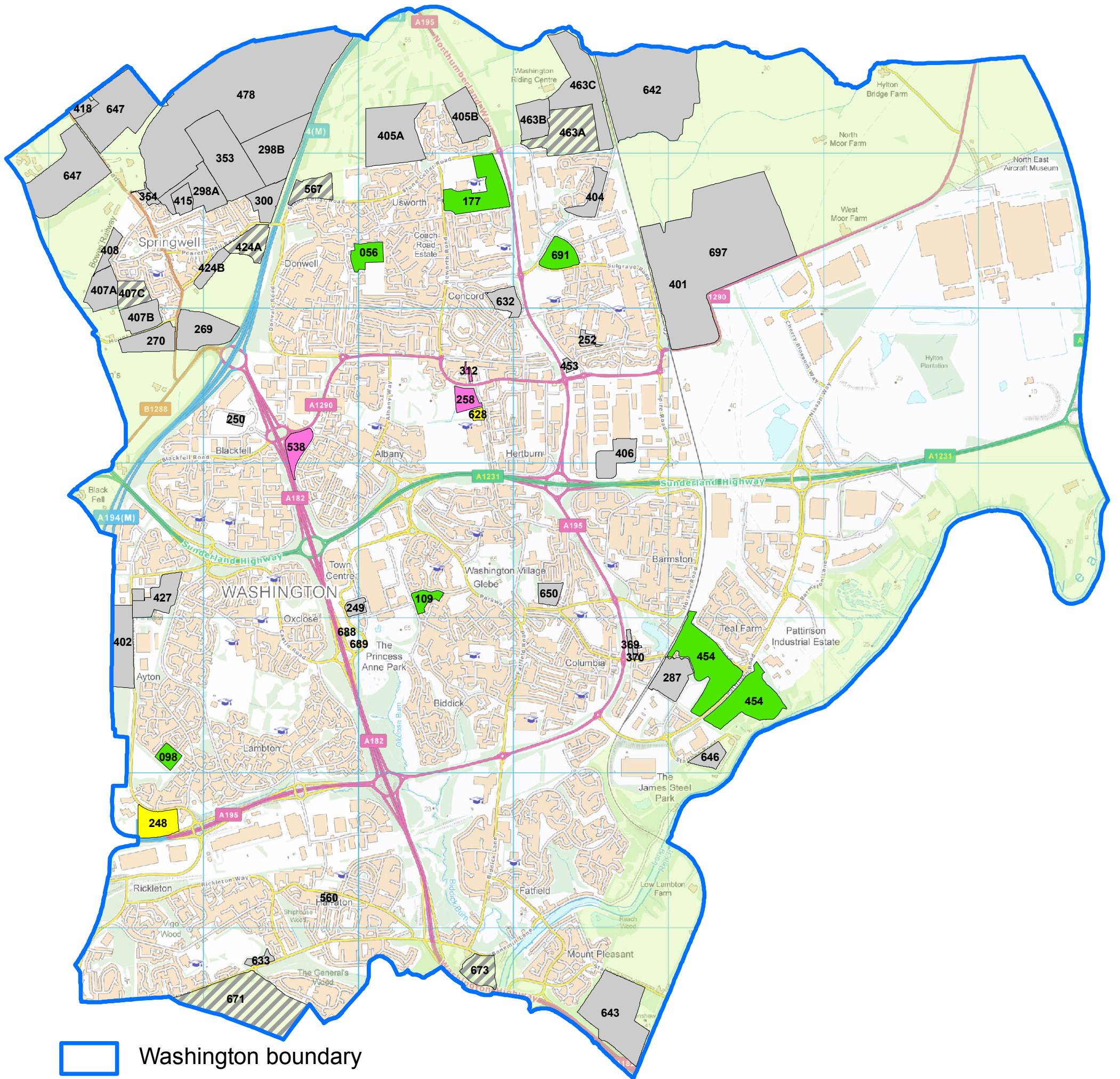


-  Urban Core Boundary
-  Greenbelt boundary
- SHLAA sites**
-  Deliverable start within 1-5 years
-  Developable start within 6-10 years
-  Developable start within 11-15 years
-  Not currently developable
-  Completed sites
-  Housing Growth Areas



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Sunderland SHLAA sites Washington



Washington boundary

Greenbelt boundary

SHLAA sites

Deliverable start within 1-5 years

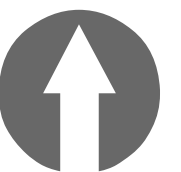
Developable start within 6-10 years

Developable start within 11-15 years

Not currently developable

Completed sites

Housing Growth Areas



0 187.5375 750 1,125 1,500
Meters

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