

Annual Position Statement

July 2021



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1. Introduction

- 1.1 This Annual Position Statement (APS) sets out Sunderland City Council's five year housing land supply position. The purpose of the five year housing land supply is to provide an indication of whether there are sufficient deliverable sites available to meet the housing requirement set out in adopted strategic policies for the next 5 years.
- 1.2 The base date of this statement is 1 April 2021 and it projects a five year housing land supply position from 1 April 2021 to 31 March 2026.

What is an APS?

- 1.3 The concept of an APS was introduced in the National Planning Policy Framework (NPPF) in July 2018. The subsequent Planning Practice Guidance (PPG) in September 2018 and updated in July 2019, set out the process that Local Planning Authorities (LPAs) should follow if they wish to confirm their housing land supply through an APS. It states that an APS can only be prepared by LPAs that have Plans which have been recently adopted (as defined by footnote 38 of the NPPF) or where they are renewing a confirmed land supply following a previous annual position statement.
- 1.4 An APS is a statement that details the approaches used by a LPA to calculate the housing land supply position and sets out how engagement has been undertaken with the development industry and stakeholders, in the preparation of the five year housing land supply position. The APS is submitted to the Planning Inspectorate (PINS), who review the APS and consider if the correct APS procedure has been followed in line with planning guidance Housing Supply and Delivery¹, and whether sufficient information and engagement has been provided to justify a site's inclusion in the five year housing land supply schedule. PINs then issue a recommendation in October of the same year that the APS is submitted for review. The LPA can then confirm their housing land supply position until 31 October of the following year, subject to accepting the recommendations of the Planning Inspectorate.

Sunderland's APS History

- 1.5 Sunderland City Council (hereafter referred to as the Council) submitted its first APS to PINS on 30 July 2020. The Council chose to confirm its housing land supply position as it had recently adopted its Core Strategy and Development Plan (CSDP) in January 2020. An independent Planning Inspector reviewed the APS submission and issued a report on 27 October 2020, detailing the Council's housing land supply position².

¹ Ministry of Housing, Communities & Local Government, Housing Supply and Delivery: Guidance on 5 year housing land supply and Housing Delivery Test. [Housing supply and delivery - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/461212/Housing_supply_and_delivery_-_GOV.UK_(www.gov.uk).pdf)

² [Report on the Councils Annual Position Statement APS - Planning Inspectorate - October 2020.pdf](https://www.sunderland.gov.uk/media/1234567/Report_on_the_Councils_Annual_Position_Statement_APS_-_Planning_Inspectorate_-_October_2020.pdf) ([sunderland.gov.uk](https://www.sunderland.gov.uk))

- 1.6 On review of the APS 2020, the Planning Inspector accepted that the Council had a recently adopted plan and complied with paragraph 74 and footnote 38 of the NPPF. The report concluded that the Council had undertaken satisfactory stakeholder engagement, however, 105 dwellings across two sites were removed from the five year housing land supply as it was judged that there was insufficient evidence submitted to suggest that viability issues could be overcome to deliver both sites in the five year period. Nonetheless, with both sites removed from the housing land supply position, the Planning Inspector ruled that the Council could demonstrate a five year housing land supply equivalent to 5.3 years supply or 4,357 dwellings. This decision was effective from the date of issue of the report, to 31 October 2021.
- 1.7 Local Planning Authorities must decide if they wish to confirm subsequent years' housing land supply positions through the APS process. In order to confirm Sunderland's five year housing land supply position for the period 1 April 2021 – 31 March 2026, the Council was required to notify PINS of its intent to submit another APS for review by 1 April 2021. The Council submitted notification of its intention to submit a 2021 APS to PINS, on 26 March 2021 (Appendix 1). The Council must now prepare and submit an APS to PINS by 31 July 2021, for review and consideration by a Planning Inspector. A recommendation will be issued by PINS by 31 October 2021 and, as with the first APS, the recommendation will be valid for a year from 1 November 2021 to 31 October 2022.

Sunderland's APS (This APS)

- 1.8 Sunderland City Council is able to submit this APS as it is renewing a confirmed five year land supply which was submitted and reviewed by the Planning Inspectorate in 2020.
- 1.9 Following two stages of stakeholder engagement, this document has been updated to take into consideration comments submitted to the Council.
- 1.10 This APS confirms that Sunderland has a 5.5 year housing land supply. Table 1 sets out the Council's Five-Year Housing Land Supply for 2021/22 - 2025/26. Appendix 2 includes the schedule of sites that make up this supply. Appendix 3 includes site profiles for each site in the five year land supply. These profiles justify the approach and assumptions made by the Council with regard to each site.

Annual Housing Requirement	745 dwellings net
Five Year Housing Requirement for period 2021/22 - 2025/26	3725
Shortfall	0
10% buffer	373
Five Year Land Supply Requirement (including 10% buffer)	4098
Category A sites	3571
Category B Sites	698
Small Sites	250
Demolitions	10
Total Supply	4509
Five year supply performance against 110% of housing requirement (%)	110%
Five year supply performance against 110% of housing requirement (years)	5.5 years

Table 1 Sunderland Five Year Land Supply 2021/22-2025/26

1.11 In total 65 sites are deemed to meet the NPPF definition of deliverable and of these 92% are classified as Category A sites and 8% are Category B sites (two sites under Category A have part of the dwellings within a Category B site, which fall within the five year supply period, this is reflected in the detail below). Therefore, the majority of Sunderland’s five year housing supply has detailed planning consent and many are already under construction. The composition of Category A and B sites are set out in Tables 2 and 3.

	2021/22 (Units)	2022/23 (Units)	2023/24 (Units)	2024/25 (Units)	2025/26 (Units)	Total (Units)
Total A sites	1178	1133	622	384	254	3571
Permitted – Not started	104	452	230	178	130	1094
Permitted – Under Construction	1074	681	392	206	124	2477

Permitted (Outline) – Not started	0	0	0	0	0	0
Total B sites	5	55	181	233	224	698
Allocated CSDP Site	0	10	52	83	88	233
Application pending	0	15	30	30	30	105
No planning status	0	0	0	0	16	16
Permitted (Outline) – Not started	5	30	99	120	90	344

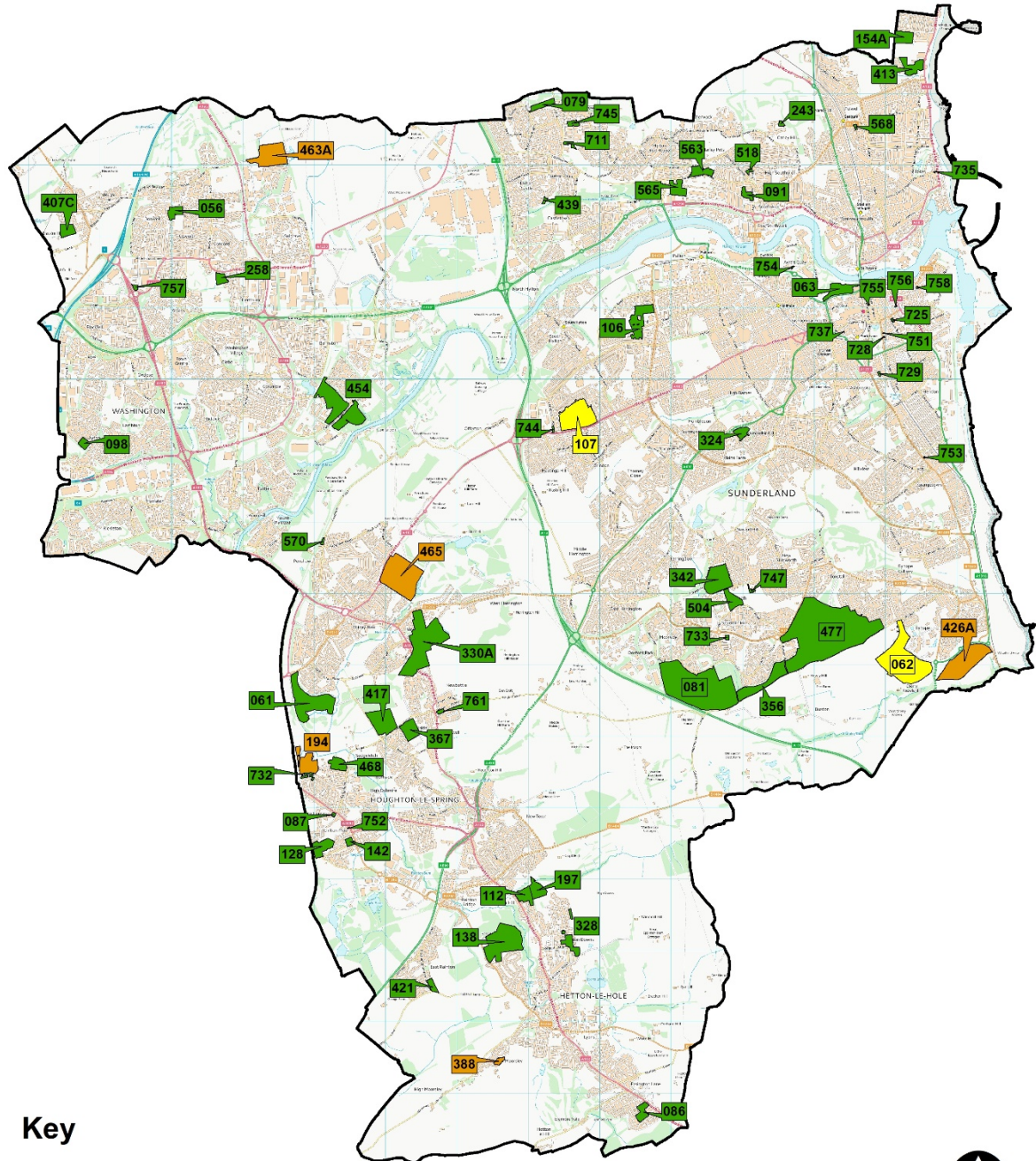
Table 2 Composition of Deliverable Category A & B Sites sub category by planning status 2021/22-2025/26

	Sum of Completions 2021/22	Sum of Completions 2022/23	Sum of Completions 2023/24	Sum of Completions 2024/25	Sum of Completions 2025/26	Totals
Total A sites	1178	1133	622	384	254	3571
Detailed Consent	1178	1133	622	384	254	3571
Outline Consent (not major development)	0	0	0	0	0	0
Total B sites	5	55	181	233	224	698
Allocated CSDP Site	0	10	52	83	88	233
Allocated CSDP Site/Outline Consent	5	30	89	90	90	304
Allocated Saved UDP Site	0	0	0	0	0	0
Allocated Saved UDP Site/Outline Consent	0	0	10	30	0	40
Brownfield Register	0	15	30	30	46	121
Outline Consent	0	0	0	0	0	0
Total	1183	1188	803	617	478	4269

Table 3 Composition of Deliverable Category A & B Sites by status 2010/22-2025/26

1.12 Figure 1 illustrates the locations of each site in the APS. The APS does not include any disputed sites.

Five-year land supply



Key

- Category A sites
- Category B sites
- Category A/ B sites



0 345 690 1,380 2,070 2,760 Meters

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Figure 1 Map of APS 2021 sites

Structure of this APS

1.13 This APS comprises of seven sections, including this introduction:

- Section 2 contains a policy review of national and local policy;
- Section 3 sets out Sunderland's current position, as of 1 April 2021;
- Section 4 sets out the Council's methodology for calculating the five year housing land supply requirement;
- Section 5 sets out the components which make up the five year housing land supply;
- Section 6 presents the five year housing land supply 2021/22 to 2025/26; and
- Section 7 includes the Engagement Statement. This statement set out how the Council has proactively engaged with stakeholders when preparing this APS.

2. Policy and Guidance

National Planning Policy Framework

- 2.1 The NPPF³ sets out that strategic plans must plan for and identify a sufficient supply of housing that provides a mix of housing types to meet the needs of its current and future residents, in line with the findings of a local housing needs assessment⁴. The Framework stipulates that LPAs must have a clear understanding of the land available to deliver the appropriate mix of housing. This is undertaken and identified in a Strategic Housing Land Availability Assessment (SHLAA), which assesses the quantum of deliverable and developable housing land capable of delivering housing over a fifteen year period through an annual housing delivery trajectory.
- 2.2 Annex 2 of the NPPF defines a deliverable site, as well as sites which are considered to be deliverable in principle. This definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:
- have outline planning permission for major development;
 - are allocated in a development plan;
 - have a grant of permission in principle; or
 - are identified on a brownfield register.
- 2.3 To provide certainty that the first five years of housing supply can be delivered in line with the housing trajectory, LPAs should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement, as set out in adopted strategic policies. This is also known as a five year housing land supply, in line with paragraph 73 of the Framework. The Framework stipulates that the identified supply of specific deliverable sites should include an appropriate buffer to ensure choice and competition in the market for land. The buffer can be applied at 5%, 10% or 20%, depending upon a LPA's circumstances.
- 2.4 The appropriate buffer is determined using the Housing Delivery Test (HDT) which is published annually by the Ministry of Communities, Housing and Local Government (MHCLG). Where a LPA reports significant under delivery of housing over the previous three years, a 20% buffer must be applied. Where a LPA has not under delivered in the previous three years, a 5% buffer can be applied. The 2018, 2019 and 2020 HDT results⁵ reported that there has

³ Ministry of Housing, Communities and Local Government (2019) National Planning Policy Framework (Web) https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

⁴ NPPF Paragraphs 59 & 60

⁵ Ministry of Housing, Communities and Local Government (2020) Housing Delivery Test 2018 and 2019 (Web) <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>

been no under delivery within Sunderland, therefore a 5% buffer would normally be appropriate for the calculation of a five year land supply position for the Council.

2.5 However, paragraph 73 also makes provision for the application of a 10% buffer. A 10% buffer should be applied where a LPA wishes to confirm their five year supply of sites through the submission of an APS to the Planning Inspectorate, or it is confirmed at the examination of a Local Plan. Paragraph 74 of the Framework, further sets out the requirements for the APS, which includes ensuring the five year supply of deliverable housing sites has:

- been produced through engagement with developers and others who have an impact on delivery and been considered by the Secretary of State; and
- incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.

Planning Practice Guidance

5 year land supply paragraphs 002-035 (Reference ID: 68-002-20190722 to ID: 68-035-20190722)

2.6 Planning Practice Guidance: 5 Year Housing Supply and Housing Delivery Tests⁶, outlines the process involved when compiling a five year supply of deliverable housing sites, in line with the definition of a “deliverable” site in Annex 2 of the NPPF. It provides support to deliver the policy requirements set out in paragraphs 73 & 74 of the Framework.

2.7 The PPG states that in order to demonstrate five year’s worth of deliverable housing sites, robust, up to date evidence must be available. Such evidence, to demonstrate deliverability, may include:

- current planning status – for example, on larger scale sites with outline or hybrid permission, how much progress has been made towards approving reserved matters, or whether these link to a Planning Performance Agreement (PPA) that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the Local Planning Authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

⁶ Ministry of Housing, Communities and Local Government (2019) Planning Practice Guidance 5 Year Housing Land Supply and Housing Delivery Test (Web) <https://www.gov.uk/guidance/housing-supply-and-delivery>

2.8 Paragraph 009 of the PPG confirms that LPAs can confirm their five year supply of deliverable sites through the APS process once in a given year and can do so by using a subsequent Annual Position Statement.

2.9 Paragraph 012 of the PPG outlines guidance on the process that LPAs must follow as part of the preparation of the APS, stating:

To ensure their assessment of the deliverability of sites is robust, the local planning authority will also need to carry out an engagement process to inform the preparation of the statement, before submitting their statement to the Planning Inspectorate for review by 31 July of the same year.

So long as the correct process has been followed and sufficient information has been provided about any disputed sites, the Planning Inspectorate will issue their recommendation in October of the same year. The local planning authority can then confirm their housing land supply until the following October, subject to accepting the recommendations of the Planning Inspectorate.

2.10 Paragraph 013 of the PPG outlines the approach the Planning Inspectorate will take when carrying out the assessment. The first stage includes the Inspector considering whether the correct process has been followed, namely whether: the authority has a 'recently adopted plan' (defined by footnote 38 of the Framework) or they are renewing a confirmed land supply following a previous APS and satisfactory stakeholder engagement has been carried out.

2.11 The second stage, includes a review of evidence to determine if there is sufficient evidence available to demonstrate a five year supply of deliverable housing sites (with the appropriate buffer), using 1st April as the base date in the relevant year. In doing so, they will consider whether the sites identified in the assessment are 'deliverable' within the next five years, in line with the definition in Annex 2 of the Framework.

2.12 The Planning Inspector's assessment will be made on the basis of the written material provided by the LPA and the Inspector will not refer back to the LPA or other stakeholders to seek further information or to discuss particular sites. It is therefore important that the LPA has carried out a robust stakeholder engagement process and that adequate information is provided about disputed sites.

2.13 Paragraph 014 of the PPG sets out the information which should be included as part of the submission of an APS. As part of the APS process, LPAs must engage effectively with the development industry and statutory stakeholders. In order to do this efficiently and robustly, LPAs must, in accordance with paragraphs 015 and 016 of the PPG, include an Engagement

Statement as part of an APS submission. Paragraph 015 states that the following information should be included as part of an APS submission:

- an overview of the process of engagement with site owners/applicants, developers and other stakeholders and a schedule of site-based data resulting from this;
- specific identification of any disputed sites where consensus on likely delivery has not been reached, including sufficient evidence in support of and opposition to the disputed site(s) to allow a Planning Inspector to reach a reasoned conclusion; as well as an indication of the impact of any disputed sites on the number of years of supply;
- the conclusions which have been reached on each site by the LPA in the light of stakeholder engagement; and
- the conclusions which have been reached about the overall 5 year housing land supply position.

2.14 In terms of who should be engaged, the PPG states that the following should be included:

- small and large developers;
- land promoters;
- private and public land owners;
- infrastructure providers (such as utility providers, highways, etc) and other public bodies (such as Homes England);
- upper tier authorities (county councils) in two-tier areas;
- neighbouring authorities with adjoining or cross-boundary sites; and
- any other bodies with an interest in particular sites identified.

2.15 The PPG sets out what information should be contained within an APS. This includes:

- for sites with detailed planning permission, details of the numbers of homes under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates;
- for small sites, details of their current planning status and record of completions and homes under construction by site;
- for sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers and where included in the 5 year housing land supply), information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales and progress towards detailed permission;
- permissions granted for windfall development by year and how this compares with the windfall allowance;
- details of demolitions and planned demolitions which will have an impact on net completions;

- total net completions from the plan base date by year (broken down into types of development e.g. affordable housing); and
- the 5 year housing land supply calculation clearly indicating buffers and shortfalls and the number of years of supply.

2.16 Appendix 4 summarises how the requirements of the PPG have been met when preparing this APS.

Local Plan

2.17 Sunderland's Local Plan is being progressed in three parts:

- **Part One – Core Strategy and Development Plan (CSDP)**

The CSDP was adopted in January 2020 and sets an overarching strategy, strategic policies and strategic allocations and designations for the future change and growth of Sunderland. The Plan also includes local policies for development management purposes. The Plan covers the period from 2015 to 2033 and covers all land within Sunderland's administrative boundaries.

- **Part Two – Allocations and Designations Plan (A&D)**

The A&D Plan will set out local policies including site-specific policy designations and allocations for the development, protection and conservation of land in the city. It will allocate a range of housing sites to meet the requirements of mix, type and site size, identified in paragraphs 67 and 68 of the NPPF and ensure a supply of land to meet the plan period housing requirement. The Council undertook a Regulation 18 consultation on the draft A&D Plan between 18 December 2020 and 12 February 2021.

- **Part Three – International Advanced Manufacturing Park (IAMP) Area Action Plan 2017-2032**

The IAMP Area Action Plan was adopted by Sunderland City Council and South Tyneside Council in November 2017. It sets out site-specific policies for the development of the IAMP.

2.18 The Local Plan supersedes saved policies of the Sunderland Unitary Development Plan (UDP) 1998 and UDP Alteration No. 2 (2007). However, some policies of the UDP and UDP Alteration No. 2 will remain as saved policies and part of the Development Plan until the A&D Plan is adopted. Until then, saved policies will continue to be applied and treated as a material consideration in the determination of planning applications.

2.19 The Local Development Scheme (LDS) is published on the Council's website⁷. It sets out the timescales for preparing Development Plan Documents in the Local Plan and other planning guidance such as Supplementary Planning Documents.

CSDP Housing Requirements

2.20 The CSDP was adopted under the transitional arrangements, with the housing need having been assessed under the 2012 Framework (NPPF1) and found sound at examination in public.

2.21 Policy SP1 provides the overarching development strategy for the plan, setting out an overall requirement for the delivery of at least 13,410 net new dwellings over the plan period from 2015 to 2033.

2.22 Policy SP8: Housing Supply and Delivery expands upon the overall housing requirement set out within Policy SP1 and seeks to deliver a minimum of 745 dwellings per annum through a mixture of sites identified through the SHLAA, emerging A&D Plan, CSDP Strategic Allocations and Housing Growth Areas, conversion and change of uses of properties, and development of windfall sites and small sites.

2.23 Policy H1: Housing Mix supports development proposals that provide a mix of housing types/design and tenures to meet current and future housing need and self and custom build plots where appropriate. Policy H2: Affordable Homes provides the policy basis to secure affordable housing to meet identified needs which will contribute to the housing supply.

2.24 The strategic allocations of the South Sunderland Growth Area (Policy SS6) and The Vaux (Policy SS1) seek to deliver approximately 3,200 units combined to facilitate the creation of new, high quality, vibrant and distinctive neighbourhoods and facilitate urban regeneration of the Urban Core. A series of Housing Growth Area sites have also been allocated in the CSDP through policies SS2, SS4 and SS7 which seek to deliver approximately 1,145 houses in Washington, North Sunderland and the Coalfield areas respectively.

A&D Plan Housing Allocations

2.25 A Regulation 18⁸ consultation was undertaken for the draft A&D Plan between 18 December 2020 and 12 February 2021. It is expected that a Publication Draft A&D Plan will be made available for public consultation later in 2021, with a view to achieving adoption in 2023.

2.26 Policy SP12 will provide the development strategy for the A&D Plan which supports the overarching development strategy set out in the CSDP. Policy SP12 seeks to allocate 58 sites

⁷ Sunderland City Council Local Development Scheme July 2020: <https://www.sunderland.gov.uk/article/12731/Local-Development-Scheme->

⁸ The Town and Country Planning (Local Planning) (England) Regulations 2012: [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukdsi/2012/50001/engand/sch-2/pt-1)

for residential development (including a strategic allocation within the Urban Core known as Riverside Sunderland). A further strategic development site for 1500 homes at Washington Meadows is also proposed for allocation, which will provide a focus for regeneration and new residential development in North East Washington.

- 2.27 Policy SS8: Riverside Sunderland identifies a residential led mixed use development in the heart of the Urban Core, which would provide four new neighbourhoods at Vaux (approximately 200 dwellings), Farringdon Row/Ayres Quay (approximately 240 dwellings), Sheepfolds (approximately 450 dwellings) and Bonnersfield (up to 200 dwellings) capable of delivering approximately 1000 new dwellings collectively. Policy SS8 would supersede the Vaux allocation identified in CSDP Policy SS1 upon adoption.
- 2.28 Policy SS9: Washington Meadows seeks the early release of safeguarded Land to East of Washington as designated in CSDP Policy SS3. This site is identified for early release as evidence suggests that it is needed to ensure a sufficient supply of deliverable and developable housing sites within the city and the Washington sub-area throughout the plan period. The site is identified to deliver around 1500 homes and the development will achieve high standards of sustainability, design and provide a range of supporting facilities to help foster a strong sense of community.
- 2.29 Policy H8: Housing Allocations identifies 57 housing sites for housing development and includes key considerations for new development for each site, totalling 4,286 units to be delivered in the plan period.

3. Sunderland's Current Housing Land Supply Position

- 3.1 The Council submitted its first APS to PINS on 30 July 2020. An independent Planning Inspector reviewed the APS submission and issued a report on 27 October 2020⁹, confirming that the Council could demonstrate a five year housing land supply equivalent to 5.3 years or 4,357 units. This decision was effective from the date of issue of the PINS report on 27 October 2020 to 31 October 2021.
- 3.2 In preparation of the Council's existing housing land supply position no longer being confirmed on 1 November 2021, the Council has requested that the five year housing supply position be confirmed through the submission of an APS to the Planning Inspectorate for review. A formal notification of the Council's intent to submit an APS was made to the Secretary of State for Housing, Communities and Local Government on 25th March 2021 (Appendix 1: Sunderland City Council's notice of intention to submit an APS to PINS).
- 3.3 This document is the Council's second APS and covers the period 1 April 2021 – 31 March 2026.

⁹ [Report on the Council's Annual Position Statement APS - Planning Inspectorate - October 2020.pdf \(sunderland.gov.uk\)](#)

4. Five Year Housing Land Supply Methodology – Calculating the Requirement

- 4.1 The Council’s methodology for the calculation of the five-year housing land supply has been adapted from previously published versions by the Council, to reflect changes to the NPPF and PPG.
- 4.2 There are two parts to calculating a five year housing land supply:
- **the requirement** - which comprises the annual housing requirement, the buffer and any shortfall; and
 - **the supply** – which comprises the list of specific deliverable sites with information as to the number of dwellings which are expected to be delivered within 5 years and when.
- 4.3 This section of the report, details how the Council has calculated its five year land supply requirement. Section 5, details how the supply has been calculated.

Establishing the Annual Housing Requirement

- 4.4 Paragraph 73 of the NPPF states that LPAs should:

“...identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old”.

- 4.5 The PPG¹⁰ further corroborates this approach, stating:

“Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5 year housing land supply figure where:

- *the plan was adopted in the last 5 years or other strategic housing policies have been reviewed within the last 5 years and found not to need updating.”*

- 4.6 The CSDP was adopted in January 2020, within the five year timeframe identified above and it details the Council’s strategic housing policies. As such, the CSDP is considered the starting point for the five year calculation as it sets out the annual housing requirement within Policy SP8, of 745 net additional dwellings per annum.

¹⁰ Ministry of Housing, Communities and Local Government (2019) Planning Practice Guidance: Housing Supply and Delivery – Para 005 (web) <https://www.gov.uk/guidance/housing-supply-and-delivery#confirm-5-year>

Five Year Housing Requirement for Period 2021/22 - 2025/26

4.7 Based on the CSDP housing requirement to deliver 745 dwelling per annum, the baseline position for the five year housing land supply requirement for 2021/22 - 2025/26 is 3,725 net additional dwellings.

Completions

4.8 In accordance with the NPPF and PPG, completions should be used to identify if there is any shortfall against the annual requirement.

4.9 The CSDP Plan period began in 2015. Between 1 April 2015 to 31 March 2021, there have been 4,672 net additional housing completions within Sunderland (Table 4 and Table 5). Annually this is broken down by financial years as follows:

Year	Completions (net)	No. of completions (net) that were affordable homes	No. of completions (net) that were older persons accommodation
2015/16	889 dwellings	147 dwellings	205 dwellings
2016/17	710 dwellings	177 dwellings	79 dwellings
2017/18	880 dwellings	231 dwellings	95 dwellings
2018/19	706 dwellings	108 dwellings	0 dwellings
2019/20	813 dwellings	111 dwellings	0 dwellings
2020/21	674 dwellings	60 dwellings	58 dwellings
Total	4672 dwellings	834 dwellings	437 dwellings

Table 4 Housing Completions (2015-2021)

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
A - Newbuild Completions	767	725	886	667	617	676
B – Demolitions	24	38	153	41	6	12
C - Change of Use Net Change	52	5	115	55	192	2
D - Conversions Net Change	94	18	32	25	10	8
TOTALS (A - B + C + D =)	889	710	880	706	813	674

Table 5 Housing completions (Net) per annum

4.10 Appendix 6 includes a schedule of new build net completions by site between 1 April 2015 to 31 March 2021. Student accommodation completions are not included in these figures. The annual affordable housing and older persons accommodation delivery (those that fall within use class C3), are detailed in Table 4 from the start of the plan period.

4.11 With regards completion data for SHLAA and five year supply purposes, the Council does not include student accommodation units or older persons accommodation which fall within Use Class C2, as such these sites are not included within the supply. These uses are monitored and recorded separately.

Housing Delivery Test

4.12 Paragraph 75 of the NPPF requires Councils to monitor the delivery of sites which have permission. The Housing Delivery Test (HDT), published annually by the Government, assesses the performance of the development industry in delivering sites across each local authority area, against the dwellings required by the adopted strategic policies for each area. Where delivery falls short, the NPPF specifies that LPAs must either: produce an action plan (delivery below 95% of the requirement, as set out in paragraph 75 of the NPPF); add a 20% buffer to the 5 year housing supply (delivery below 85% of the requirement, as set out in footnote 39 of the Framework); or apply the presumption in favour of sustainable development under paragraph 11d of the Framework (delivery below 75% of the requirement, as set out in footnote 7 of the Framework).

4.13 If Sunderland Council chose not to submit an APS for the five year housing supply, Sunderland would be required to add a 5% buffer to the 5 year housing supply as the authority has passed the HDT in 2018, 2019 and 2020 respectively, as shown in Table 6. Paragraphs 4.18-4.19 of this report further sets out the buffer applied to the 5 year housing supply for this APS.

Delivery Test	Number of homes required					Total number of homes required	Number of homes delivered					Total number of homes delivered	HDT: measurement	HDT: Consequence
	2015-16	2016-17	2017-18	2018-19	2019-20		2015-16	2016-17	2017-18	2018-19	2019-20			
2020 Delivery test ¹¹	-	-	565	581	525	1,670	-	-	891	720	813	2,424	145%	None
2019 Delivery Test ¹²	-	488	565	581	-	1,634	-	908	891	720	-	2,520	154%	None

¹¹ <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>

¹² <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>

2018 Delivery Test ¹³	500	488	565	-	-	1,553	1,094	908	891	-	-	2,894	186%	None
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Table 6 Housing Delivery Test (2018, 2019 and 2020)

Shortfall

4.14 As set out earlier, the baseline position for the five year housing land requirement is 3,725 net additional dwellings over the period from 1 April 2021 to 31 March 2026. It is then necessary to apply adjustments to the baseline requirement to take account of any shortfall over the plan period to date and apply the appropriate buffer.

4.15 In accordance with CSDP Policy SP8, the overall housing requirement over the plan period to date (1 April 2015 – 31 March 2021) was 4,470 (745 per annum x 6 years). As set out earlier (Table 4), there were 4,672 net additional completions within this period which represents an oversupply of 202 dwellings over the plan period to date. Therefore, the Council does not need to include any shortfall when calculating its five year land supply.

Oversupply

4.16 Although the NPPF gives guidance on dealing with under delivery of housing in previous years, it is silent on the issue of taking into account oversupply for the purposes of calculating a five year housing land supply position. There is no mention in the PPG of allowing a deduction based on oversupply from previous years, however it does contain guidance on how past under delivery or a shortfall can be taken into account and in this context states following;

“Where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years.”

4.17 During the 2020 APS process, the Council received representations from Gentoo Group and Gladman as part of the draft APS consultation, challenging the Council’s previous approach of deducting oversupply from the housing requirement for the five year period prior to adding a 10% buffer. The representations submitted referred to a number of appeal decisions¹⁴ where Inspectors ruled that the deduction of oversupply from the five year housing requirement, was not justified. Taking into account the silence of the NPPF and PPG on this matter and the appeal decisions referred to in the representations, the Council concluded that it was not appropriate to deduct the oversupply from the five year requirement prior to adding a buffer

¹³ <https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>

¹⁴ Land off Westminster Drive, South Yorkshire (ref APP/F4410/W/16/3158500); see para 37. Land North of Aylesbury Road, Wendover (reference: APP/J0405/W/16/3158833); see para 118-120. Land South of Oakridge, Highnam, Gloucestershire (reference: APP/G1630/W/17/3184272); see para 202-203.

of 10%. The Planning Inspector acknowledged the Council’s amendment to its approach to dealing with oversupply and calculating five year housing supply within the 2020 APS Report¹⁵. The Council has continued to apply the same approach in this, the 2021 APS.

Establishing the Buffer

4.18 Paragraph 73 of the NPPF states that:

“...the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) 20% where there has been significant under delivery of housing over the previous three years to improve the prospect of achieving the planned supply.”*

4.19 The Council has chosen to confirm its five year housing supply through the APS process for a second time and will therefore apply a 10% buffer to the five year requirement in accordance with paragraph 73 of the NPPF. A larger buffer of 20% is only required where housing delivery has fallen short of 85% of the requirement as calculated in the Housing Delivery Test. As stated earlier, as the Council has passed the Housing Delivery Test, the larger buffer does not apply to Sunderland.

Summary of Five-Year Housing Land - Supply Requirements

4.20 Table 7 summaries the Council’s five-year housing land supply requirement calculation:

Annual Housing Requirement	745 dwellings net
Baseline Five Year Housing Requirement for period 2021/22 - 2025/26	3725
Actual Completions 2015-2021 (excluding student accommodation ¹⁶)	4672
Shortfall	0
10% buffer	373
Five Year Land Supply Requirement	4098

Table 7 Five Year Land Supply Requirement

¹⁵ Paragraph 15, [Report on the Councils Annual Position Statement APS - Planning Inspectorate - October 2020.pdf \(sunderland.gov.uk\)](#)

¹⁶ Student Accommodation completions are not included within the Council’s net housing completions data.

5. Five Year Housing Land Supply Methodology – Calculating Supply

5.1 This section of the report, details how the Council has calculated its five year housing land supply requirement. There are five main components which need to be factored into the supply:

- Deliverable sites;
- Small sites;
- Windfall;
- Change of use and conversions; and
- Demolitions

Deliverable Sites

5.2 In order to demonstrate 5 years' worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. The definition of 'deliverable' in the NPPF Annex 2 is as follows:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

SHLAA Update

5.3 The NPPF states at paragraph 67 that:

“Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a Strategic Housing Land Availability Assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.”

5.4 A SHLAA is therefore the starting point for the five year housing land supply process. Sunderland updates its SHLAA on an annual basis, the most recent version being the 2020 SHLAA which informed the draft A&D Plan.

Categorising Sites in line with NPPF Annex 2

5.5 Annex 2 of the NPPF states that:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within*

five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans);

- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

- 5.6 The Government has confirmed in a Consent Order in *East Northamptonshire Council v Secretary of State for Housing Communities and Local Government* that the definition of “deliverable” in the NPPF is not a closed list. The Consent Order relevantly stated as follows:

“The Defendant has carefully considered the Inspector’s decision and the Claimant’s Statement of Facts and Grounds and Reply, and the evidence served in support. He concedes that he erred in his interpretation of the definition of deliverable within the glossary of the National Planning Policy Framework (“NPPF”) as a ‘closed list’. It is not. The proper interpretation of the definition is that any site which can be shown to be ‘available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years’ will meet the definition; and that the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available.”

- 5.7 Therefore, in principle, even where a site does not fall into Category A or Category B, a site can still be included in the five-year housing land supply if it satisfies the tests of availability, suitability, achievability and a real prospect of delivery.

- 5.8 Although the Council recognises that the list is not closed, it has only included sites categorised as either ‘A’ or ‘B’ within this APS.

Demonstrating Deliverability

- 5.9 As set out above, sites categorised as ‘A’ are considered to be deliverable unless evidence can justify otherwise. Category ‘B sites’ and ‘other sites’ require further evidence to be considered deliverable. Such evidence, to demonstrate deliverability, may include:

- current planning status – for example, on larger scale sites with outline or hybrid permission, how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or

- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

5.10 Appendix 3 of this statement includes site profiles for each site in the Five Year Housing Land Supply Schedule which demonstrate that each site is considered to be deliverable. It details

- **Site information** – site name, SHLAA reference, planning application reference, site capacity, developer and date of consent.
- **Planning permission information** – this section details the progress of the planning application(s), whether a S106 is outstanding or has been signed, whether pre-commencement conditions have been discharged. For applications pending, it identifies any outstanding issues that need to be resolved before permission is granted and likely timescales. This section also gives an indication as to what has taken place to progress the site once consent has been granted, such as initial site works undertaken, or S106 payments on commencement been made. Survey work undertaken, demolitions taken place.
- **Funding/Bid information** – this section details whether the site requires funding to deliver, the type of funding and the progress to securing funding.
- **STAGE 1: Assumptions** – this section details the assumptions the Council made in regard to forecasting delivery for the 2021 -2026 period. The methodology to calculating delivery rates is set out in detail further in this section.
- **STAGE 1: Developer/Stakeholder feedback and outcome** – this section identifies whether the developer/stakeholder agreed with the delivery forecasts or whether they disputed the site’s forecasts and suggested alternative delivery forecasts. A summary of the outcome is recorded.
- **STAGE 1: Steps taken to resolve issues** – this section sets out how the Council has resolved site delivery forecasting issues raised by the developer or stakeholder.
- **STAGE 1: Final Stage 1 forecasts** – this section sets out revised site delivery forecasts as a result of consultation with developers and stakeholders. These site delivery forecasts formed the basis for consultation on the draft APS and the five year housing land supply schedule in Appendix 2.
- **STAGE 1: Conclusion** – This section concludes the site’s status in the five year supply after initial consultation with developers and stakeholders regarding delivery.
- **STAGE 2: Consultation Feedback** – this section summarises the key issues that have arisen through the consultation on the draft APS, with the development industry and/or stakeholders that have submitted feedback.
- **STAGE 2: Council Response** – this section details the Council’s response to the consultation feedback and identifies any changes required to the final APS, as a result of the feedback.
- **STAGE 3: Disputed Site** – this section identifies whether a site and its housing delivery are disputed and details the steps taken by the Council to resolve any issues

regarding site delivery, or other issues raised through the Stage 2 consultation process.

- **Final Forecast** – this section identifies a site’s delivery forecast and is a culmination of the consultation outcomes of stages 1 – 3.
- **Final APS Conclusion** – this section summarises the consultation outcomes and justifies a site’s housing delivery forecast, identified in the “Final Forecast” section.

5.11 The site profiles identified in Appendix 3 have evolved throughout the APS consultation process and have been amended to reflect the consultation comments received from the development industry and the dialogue the Council has had with developers and stakeholders. The various methods of engagement with developers and stakeholders has been captured at each stage of the forecasting process within each of the site profiles, so a clear evolution of a site’s housing delivery forecast can be tracked through the APS consultation process.

5.12 Appendix 5 includes copies of written evidence submitted to the Council, to justify a site’s delivery and its consideration as a deliverable site in the five year period.

Delivery Rates/Forecasts and Lead in Times

SHLAA Assumptions

5.13 The approach to determine delivery rates and lead-in times is primarily based on tested assumptions set out in the SHLAA. These assumptions were examined through the examination in public for the CSDP and were prepared in agreement with Sunderland’s SHLAA Partnership. The SHLAA methodology was prepared collaboratively by:

- Establishing the regional SHLAA working group where all Local Authorities prepared their SHLAAs in accordance with a development industry approved Regional SHLAA Implementation Guide (March 2008);
- Setting up a key stakeholder partnership comprising local authority planning and housing officers together with representatives of housebuilders/developers, Registered Providers and private sector consultants and agencies to discuss each authorities approach. This led to the formation of a Tyne and Wear SHLAA Panel that had a direct input into the methodology of each local authority’s SHLAA by agreeing the approach taken by each LPA and endorsing the final assessment;
- Reviewing the SHLAA methodology in consultation with the development industry to ensure the assumptions being applied were still accurate;
- Establishing a Sunderland SHLAA Partnership which comprised of a number of stakeholders who possessed key skills and knowledge of housing and housing delivery within Sunderland; and
- Arranging an annual meeting with the Sunderland SHLAA Panel to review all sites in the SHLAA and the assumptions made.

5.14 The SHLAA base assumptions developed for delivery rates are set out in Table 8.

Site Category	Assumption
Sites under construction	Delivery of units will continue at the previous rate. If there is no delivery history, delivery of units will start from year 1 at a rate of no more than 30 dwellings per annum.
Small sites under construction or with extant permission	Delivery of units will be determined by the application of an average delivery rate, based on historical small site delivery rates, and will start to deliver from year 1. This is referred to as a small site windfall allowance.
Sites with full planning consent (including recent permissions since SHLAA base date)	Delivery of units will start from year 2 at a rate of no more than 30 dwellings per annum.
Sites with outline planning consent (including recent permissions since SHLAA base date)	Delivery of units will start from year 3 at a rate of no more than 30 dwellings per annum.
Developable sites with applications pending a decision (including those subject to S106 agreement)	Delivery of units will start from year 4 at a rate of no more than 30 dwellings per annum.
Allocated housing sites with known recent developer interest	Delivery of units will start from year 4 at a rate of no more than 30 dwellings per annum.
Developable sites on which an application is expected within 12 months	Delivery of units will start from year 4 at a rate of no more than 30 dwellings per annum.
Other developable SHLAA sites	Delivery of units will start from year 6 at a rate of no more than 30 dwellings per annum.

Table 8 SHLAA delivery assumptions

5.15 Where it is known that there are two developers on a site, an assumption has been made that housing will be delivered at a rate of 40-50 dwellings per annum (20-25 dwellings per annum each). This assumption has been made as two outlets on one site are likely to deliver units at a higher rate overall than a site with only one outlet. A similar housing offer is likely to be offered on a dual outlet site and therefore, sale and take up of the units is distributed between the two outlets. Similarly, for multi-developer sites with three or more outlets a delivery rate of 20 dwellings per annum has been assumed, per outlet. Where developers have indicated higher rates of delivery, this will be reflected in the delivery forecasts for a site. Appendix 6 includes the average build rate per site between 2015-2021. Analysis

concludes that on sites with less than 10 units, delivery rates are 4.2 units per annum. Sites of 10 units or more on average deliver 31 units per annum.

- 5.16 The Council keeps these delivery assumptions under review and seeks advice from the development industry to ensure they remain appropriate.

Lag times

- 5.17 The time period from gaining full planning consent to a site actually delivering housing completions is based on an average of 18 months – 24 months. Appendix 7 confirms that the average lag time for sites since 2015 has been 18.2 months. This time period has been confirmed previously with developers and built into the SHLAA methodology. However, site by site update information is also taken into account.

Historic Delivery Rates and Lead in Times

- 5.18 The Council has established a comprehensive monitoring system to accurately record housing completions. This includes data sourced from the local authority Building Control records, returns from private building inspectors (including NHBC), Council Tax, other Council departments and site visits where necessary. This data allows the Council to review the SHLAA assumptions and look at specific delivery rates for a developer or a size of site. Appendix 6 sets out the average build rate per annum for completed sites and those which are currently under construction. When a developer informs the Council through the APS process that a site has more or less completions than records indicate, the Council will review its completions data for a development site. Discrepancies are normally due to different annual recording time periods between the Council and developer or lag times due to the Council not receiving data from the relevant data source. Where this is noted, the Council data is utilised for consistency.

Developers Delivery Forecasts

- 5.19 Throughout this process, the Council has sought the view of developers and stakeholders to ensure the assumptions are robust and accurate. Further information on the engagement process is set out in section 7 of this Statement. This has included asking developers/stakeholders to confirm their position in writing to the Council, whilst giving others the opportunity to challenge these assumptions.
- 5.20 In April 2021, developers were asked to submit proformas (Appendix 8) which confirmed delivery forecasts for their site(s). Developers were also asked to complete a section justifying a site's deliverability in the five year period and the proforma provided an opportunity for developers to identify the impacts COVID19 has had upon housing site delivery, a year on from the previous APS process.
- 5.21 Developers and stakeholders have also had the opportunity to submit revised forecasts when the Council consulted upon the draft APS document (Stage 2 consultation). The Council was

required to engage with one developer regarding housing delivery forecasts for site 463a, as a representation was submitted by Gladman Homes querying the site delivery forecast. The developer agreed a change to the site's delivery. There were no disputed sites as a result of this consultation process. Therefore, the delivery rates set out in the APS are robust and accurate.

COVID 19 and Forecasting

- 5.22 On 23 March 2020, the UK Government announced a nationwide lockdown, to prevent the transmission and spread of COVID19 and a worsening of the pandemic. Consequently, many businesses across the UK were forced to close, including the housebuilding industry. Slowly during the first lockdown period of 2020, house builders implemented social distancing measures on sites and gradually reintroduced their workforces, slowly reopening sites for development and sales.
- 5.23 A number of stimulus packages were introduced to bolster the housing market. The Government encouraged Local Planning Authorities to grant temporary changes to construction site working hours to extend site operation times until 9pm or later, 6 days per week, in order to meet the lockdown backlog of building. The Government also extended planning permission timescales for unimplemented residential planning permissions which were due to expire between 23 March and 31 December 2020. The extension of permitted development rights, removal of stamp duty costs up to the house purchase cost of £500,000 and the finance market's commitment to the availability of mortgages and finance products for buyers including 95% mortgages, has also assisted the market. The 2020 APS reported that there was clear evidence that the housing market was displaying the green shoots of recovery and completions and delivery forecasts were looking optimistic.
- 5.24 Housing completions have been impacted to an extent during 2020/21 as a result of the COVID19 pandemic and its associated lockdown periods. However, despite this disruption 674 net additional units were still delivered in Sunderland which represents a shortfall of less than 10% against the annual housing requirement. A number of sites have also delivered significantly stronger delivery rates than were anticipated in the 2020 APS.
- 5.25 Taking this into account, alongside the vaccine rollout programme and continuing easing of restrictions, the Council does not envisage any notable impact upon housing delivery moving forward. This is backed up by recent economic forecasts which predict a strong rebound.
- 5.26 In order to forecast housing delivery over the five year period 2021 - 2026, the Council has provided developers with the opportunity to forecast their sites' delivery rates in respect of COVID19, as previously undertaken in the 2020 APS. The Council issued to developers initial site delivery forecasts for individual sites (Stage 1), which considered the 2020/21 delivery impacts of COVID19 and which were supported by a full years' worth of completion data for

the 2020/21 period. In the absence of Government guidance directing authorities on the most appropriate method of forecasting housing delivery in a pandemic, the Council has considered a site by site approach to be the most appropriate and robust approach to take. It has allowed for the identification of delivery issues at an industry level and those specific to an organisation and/or a specific development site or group of sites. All Stage 1 delivery forecasts and their justifications can be found in Appendix 3. Appendix 5: Stage 1 Developer Correspondence provides evidence of engagement with the development industry at Stage 1 of forecasting, including stage 1 delivery forecasts which reflect known COVID19 impacts to date.

- 5.27 Stage 1 developer responses and revised developer site forecasts were reviewed by Planning Officers to identify whether they were realistic in the current climate and sufficient justification was provided by the developer to substantiate a delivery forecast change. Where appropriate, planning judgement was exercised and revisions adjusted. The delivery forecasts were then subject to a further consultation (Stage 2) through the draft APS document, where alternative suggestions to the delivery forecasts could be made again. All stage 2 consultation responses were reviewed and appropriate planning judgement was exercised before finalising final delivery forecasts.
- 5.28 The Council considers that the trajectories included in the 2021 APS are realistic and reflect the initial slow-down in the market in 2020/21 due to lockdown, but recognise that housing delivery following the initial slowdown improved beyond expectation in Sunderland and is expected to return to normal delivery rates.

Delivery Forecasts for Category A Sites

- 5.29 Sites identified as Category A are considered deliverable, unless clear evidence suggested that homes would not be delivered on site, in accordance with Annex 2 of the NPPF. Category A sites are subdivided into:
- Sites under construction; and
 - Sites with planning permission.
- 5.30 Slightly different approaches have been taken when forecasting delivery of Category A sites, depending on whether a site is 'under construction' or 'with planning permission'.
- 5.31 For Category A 'under construction' sites, the starting point was a review of the site's previous annual delivery rates, which was compared to the Stage 1 developer's forecasts submitted to the Council. If a developer's forecasts were at a delivery rate which was consistent with what had previously been achieved, the Council continued with the developer's forecast for the five year period, as it was sustainable and no evidence had been presented to suggest that the site would not come forward for development in a consistent fashion. If there was a substantial discrepancy between the Stage 1 forecasted delivery rates

and previous delivery rates, the default position would be to question the developer further to justify their forecasts. If this could not be justified and evidenced, the Council would apply planning judgment and would take a cautious approach to the forecast based on previous delivery rates. Where no information was available, such as the developer having no previous recent site delivery within the city, the assumptions were in line with the previously agreed SHLAA methodology set out earlier.

5.32 For Category A sites with planning permission but yet to commence, the starting point was the Stage 1 delivery proforma returned by developers in April/May 2021. The Council determined whether the developer had sufficiently justified the forecast rate. Where justification was not provided, the Council used the historical performance of the developer on other development sites in Sunderland to determine if the forecasts were achievable and realistic. If the forecasts were determined by the Council not to be achievable and realistic, or the developer had no previous site delivery, the default position for forecasting delivery returned to the SHLAA Methodology. For the purposes of Category A sites yet to commence, delivery of units would start from year 2 based on the standard average of 18-24 months from planning permission to first completion.

Delivery Forecasts for Category B Sites

5.33 Annex 2 of the NPPF is clear that sites designated as Category B sites should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. As Category B sites are yet to secure detailed planning permission, their deliverability is subject to more scrutiny. Category B sites have been subdivided into the following sub-categories:

- Permitted Outline (major development);
- Allocated site; and
- Brownfield Register.

5.34 The starting point for forecasts for all Category B sites is to consider the returned Stage 1 developer proformas to determine if significant obstacles stand in the way of housing delivery in the five year period. Developers were asked to complete a section justifying a site's deliverability in the five year period. This information assisted the Council to determine if a Category B site could be included in the five year supply or whether a site should be excluded from the supply position.

5.35 Site proformas or e-mail responses were returned for all Category B sites included in the five year housing supply as part of this APS process in April 2021 (Appendix 5).

5.36 The Council considered the delivery rates in the returned Stage 1 proformas against historic delivery rates across the city, including the 2020/21 financial period which reflected the

impacts of COVID19 and the SHLAA methodology. If the Council considered that insufficient evidence had been submitted to demonstrate that the site is likely to come forward for development within the five year period, the Planning Officer would have either removed the site from the supply or identify it as a “disputed site”. The Council then consulted with the development industry and stakeholders to see if further evidence could be submitted to support a site’s inclusion in the five year supply. If the Council has not agreed with assumptions made by the developer, this has been justified and captured in Appendix 3: Site Profiles.

Deliverable Sites Overview

5.37 In total 65 sites are deemed to meet the NPPF definition of deliverable and of these 92% are classified as Category A sites and 8% are Category B sites (two sites under Category A have part of the dwellings within a Category B site, which falls within the five year supply period, this is reflected in the detail below). Therefore, the majority of Sunderland’s five year housing supply has detailed planning consent and many are already under construction. Table 9 and 10 below, display the breakdown of Category A and B sites and their housing delivery forecasts over the five year period.

	2021/22 (Units)	2022/23 (Units)	2023/24 (Units)	2024/25 (Units)	2025/26 (Units)	Total (Units)
Total A sites	1178	1133	622	384	254	3571
Permitted – Not started	104	452	230	178	130	1094
Permitted – Under Construction	1074	681	392	206	124	2477
Permitted (Outline) – Not started	0	0	0	0	0	0
Total B sites	5	55	181	233	224	698
Allocated CSDP Site	0	10	52	83	88	233
Application pending	0	15	30	30	30	105
No planning status	0	0	0	0	16	16
Permitted (Outline) – Not started	5	30	99	120	90	344

Table 9 Composition of Deliverable Category A & B Sites by planning status 2021/22-2025/26

	Sum of Completions 2021/22	Sum of Completions 2022/23	Sum of Completions 2023/24	Sum of Completions 2024/25	Sum of Completions 2025/26	Totals
Total A sites	1178	1133	622	384	254	3571
Detailed Consent	1178	1133	622	384	254	3571
Outline Consent (not major development)	0	0	0	0	0	0
Total B sites	5	55	181	233	224	698
Allocated CSDP Site	0	10	52	83	88	233
Allocated CSDP Site/Outline Consent	5	30	89	90	90	304
Allocated Saved UDP Site	0	0	0	0	0	0
Allocated Saved UDP Site/Outline Consent	0	0	10	30	0	40
Brownfield Register	0	15	30	30	46	121
Outline Consent	0	0	0	0	0	0
Total	1183	1188	803	617	478	4269

Table 10 Composition of Deliverable Category A & B Sites sub category 2021/22-2025/26

5.38 In relation to the Category A sites within this APS, these are considered deliverable and there has been no clear evidence submitted to demonstrate that these homes will not be delivered within five years.

5.39 As the NPPF states that clear evidence for Category B sites should be in place to demonstrate that housing completions will begin on site within five-years, the Council has had detailed discussions with land owners/developers to determine a number of factors to demonstrate deliverability, these are set out below:

- That there are no obstacles to site ownership and confirming that developers have options to purchase the site following grant of Full/Reserved matters planning permission;
- Gaining confirmation of what works have been undertaken to progress the site, such as site investigation work, assessment and survey work;
- Evidence to indicate that the developer/landowner has had positive discussion with the Local Planning Authority on the proposed development and anticipated planning application submission timescales;

- Where outline consent is already in place, gaining an understanding of what planning conditions have been discharged or have been included within the Reserved Matters planning application for discharge;
- Investigating whether any pre-commencement S106 payments have been paid;
- Setting out any funding arrangements that are in place which may accelerate delivery and give more certainty to proposals;
- Setting out if the development is subject to further guidance, such as a Supplementary Planning Document, to gain an understanding of the Council's commitment to particular areas of the city with regards house building; and
- Setting out the average time from planning permission being granted to the first housing completion, to demonstrate that developers do act quickly once permission is in place. This also confirms that the forecasting of sites is reasonable.

- 5.40 This APS contains five Category B sites and two sites which are part Category A and part Category B. Of these five Category B sites, two have outline consent in place and have reserved matters applications currently pending consideration (ref: 388 and 465). One is a CSDP allocation and has a hybrid planning application pending (426A). One is on the brownfield register and has a full application pending, where the majority of outstanding issues have been resolved and is awaiting the submission of a viability assessment (194) and the other is a CSDP allocation which is programmed for submission of a planning application this year (463A).
- 5.41 As mentioned above, two sites within the APS have a number of units that fall within both Category A and Category B. Site 107 is a site that has a capacity of 450 units and is on the brownfield register. The first phase has full planning consent in place for 118 dwellings and is under construction, resulting in this element of the development being a Category A site. However, 16 of the units forecast within year five fall under Category B. A further planning application is to be submitted by the developer once phase 1 is well underway.
- 5.42 Site 062 has a hybrid planning application in place for the development of 800 units, of which 304 units are currently under construction as part of the first phase and are all forecast to be delivered by 23/24. However, the remainder of the units which are forecast within the five-year supply (119 units) fall under Category B, being an allocated site and having outline consent in place.
- 5.43 It is demonstrated in the site profiles that these Category B sites are clearly in the process of being brought forward by the developers/landowners.
- 5.44 It is considered that as these sites are being actively progressed, as evidenced through the level of information set out for each Category B site (which is set out within individual site

profiles), this clearly demonstrates these sites are deliverable and that housing completions will begin on site within five years.

Small Sites

- 5.45 Small housing sites (4 units or less) also contribute to the housing supply in the form of new build, change of uses and residential splits. These small sites are excluded from the SHLAA (and the five-year land supply) as the SHLAA has a site threshold of 0.25 hectares or 5 units or more and therefore such sites are not identified as specific deliverable sites within the five year supply schedule. Therefore, there is a need to calculate the estimated contribution that small sites will make to the five year housing supply. This small sites allowance is based upon the average number of past completions over a ten year period as set out below in Table 11.
- 5.46 The approach to a small sites allowance is set out within the SHLAA methodology and as such has been through consultation/discussion as part of that process. The matter of a small sites allowance and the approach to determining this was also examined at the CSDP examination. The Planning Inspector found that there was compelling evidence to justify a small sites windfall allowance of 50 units per annum as part of housing supply forecasting and determined that no double counting had occurred in the calculation of a small site windfall allowance¹⁷. This approach was also found to be realistic and reasonable in the Planning Inspector’s Report of the 2020 APS¹⁸, therefore the approach has been retained.
- 5.47 The small sites allowance has been kept under review and updated as part of this APS process, with the latest figures provided below in Table 11. Whilst it is acknowledged that the long-term average has fallen slightly below 50 dwellings per annum, this is primarily as a result of one year’s data where there was a particularly significant number of losses. If this outlier (2020/21) was not taken into consideration, the average over the longer-term period would still represent 50 dwellings per annum and therefore it is still considered appropriate to retain the small sites allowance at 50 dwellings per year.

Financial Year	Total Gains	Total Losses	Net Gain
2011/12	72	7	65
2012/13	56	1	55
2013/14	35	1	34
2014/15	57	3	54
2015/16	44	4	40

¹⁷Paragraph 226 of the Planning Inspector’s Report (7 January 2020)

https://www.sunderland.gov.uk/media/22107/Final-Report/pdf/Final_Report.pdf?m=637140763590670000

¹⁸ Paragraph 18

2016/17	48	0	48
2017/18	63	5	58
2018/19	56	5	51
2019/20	43	15	28
2020/21	42	34	8
2010/11-2020/21	516	75	441
Average annual dwellings from small sites	44.1		

Table 11 Net Housing Delivery from Small Sites 2010/11-2020/21

Windfall Allowance

5.48 Paragraph 48 of the NPPF states that Local Planning Authorities may make an allowance for windfall sites if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the historic windfall delivery rates and expected future trends.

5.49 The SHLAA indicates that forecasts for large site windfalls (sites of 5 units or more) within a housing trajectory are not required. The SHLAA is considered to be sufficiently comprehensive that it picks up large sites through annual SHLAA updates. As there is no compelling evidence that large windfall sites will consistently become available, a windfall allowance has not been accounted for within the supply at this point in time, however this will be kept under annual review.

5.50 Small windfalls (less than 5 units) are already picked up through the small site allowance set out above.

Change of use and Conversions

5.51 Change of use and conversions can also contribute towards the housing supply. Any permissions for change of use or conversions, which would result in the net addition of 5 units or more, are included as deliverable sites. In this case, the net number of additional dwellings proposed is used. Any change of use or conversions on small sites is picked up through the small site allowance.

Demolitions

5.52 Sunderland has experienced substantial demolitions over the past 15 years or so as a result of significant stock clearance and renewal undertaken by the largest registered provider within

the city, Gentoo. Table 12 shows demolitions within the city over the period from 2007-2021, with significant demolition taking place between 2007 and 2013 due to the phasing of Gentoo's regeneration and renewal programme.

Year	Number of Demolitions
2007/08	-566
2008/09	-527
2009/10	-216
2010/11	-343
2011/12	-278
2012/13	-202
2013/14	-3
2014/15	0
2015/16	-24
2016/17	-38
2017/18	-153
2018/19	-41
2019/20	-6
2020/21	-12

Table 12 Sunderland demolitions 2007 -2021

5.53 However, large scale demolitions are no longer anticipated to occur going forward and through discussions with Gentoo and other key stakeholders it has been identified that only 10 demolitions are forecast within the next five years (2021-2026), which are to be demolished in 2021/22 as part of a Council regeneration programme at Hetton Downs within the Coalfield area.

5.54 The approach the Council has taken with regards demolitions was considered by the Planning Inspector during the Examination of the CSDP. As set out on in the Inspector's Report¹⁹, as demolitions for the next five years are largely known through discussions with Gentoo and

¹⁹ Paragraph 227 of the Planning Inspector's Report (7 January 2020)
https://www.sunderland.gov.uk/media/22107/Final-Report/pdf/Final_Report.pdf?m=637140763590670000

other key stakeholders, it was considered appropriate and justified to account for them on this basis as part of the first five years of the housing land supply. For the remainder of the plan period an allowance of 20 demolitions per year is included as this is the historic average (when excluding the large-scale demolitions as part of Gentoo's previous renewal programme). As there are no plans to carry out any further major clearance, the Council has therefore continued with this approach and accounted for the 10 known forecast demolitions within its five year housing land supply figure.

Empty Homes

5.55 The Council recognises the existing housing stock in Sunderland remains an important asset. Bringing empty properties back into residential use or modernising an older property is considered more sustainable than its loss, as it not only contributes to the housing supply but helps to rejuvenate streets, areas and communities blighted by long term empty properties. As the number of long term empty properties increase and decrease over short periods of time, net additions or losses to stock are monitored and accounted for in the small site allowance, conversions, change of use or demolitions categories above, where appropriate. Therefore, there is no requirement to account for empty homes specifically within the five year housing supply.

Disputed sites

5.56 Disputed sites are those sites where a developer/stakeholder has challenged the inclusion of a site in the five year housing land supply, or where consensus on likely delivery has not been reached.

5.57 There are no disputed sites identified in this APS. The Council has set out, in Appendix 3, where there may have been disagreements regarding delivery rates for sites at Stage 1 and 2 consultation. As part of the engagement process, the Council discussed points of disagreement with developers/stakeholders to agree a consensus regarding a site's inclusion in the five year supply. If an agreement had not been reached, these sites would have been identified as disputed sites within the APS.

Summary of Five-Year Housing Land-Supply Calculation

5.58 Table 13 summaries the Council's five-year housing land supply calculation:

Category A sites	3571
Category B Sites	698
Small Sites	250
Demolitions	10
Total Supply	4509

Table 13 Five year land supply calculation

6. Sunderland's Five Year Housing Land Supply 2021/22 - 2025/26

6.1. Table 14 details the Council's five year housing land supply calculation in more detail.

Annual Housing Requirement	745 dwellings net
Five Year Housing Requirement for period 2021/22 - 2025/26	3725
Shortfall	0
10% buffer	373
Five Year Land Supply Requirement (including 10% buffer)	4098
Category A sites	3571
Category B Sites	698
Small Sites	250
Demolitions	10
Total Supply	4509
Five year supply performance against 110% of housing requirement (%)	110%
Five year supply performance against 110% of housing requirement (years)	5.5 years

Table 14 Sunderland Five Year Land supply

7. Sunderland's Engagement Statement

7.1. This section of the report includes the Council's Engagement Statement which establishes how the Council has prepared the APS through engagement with developers and others who have an impact on delivery. It sets out how the Council has met the requirements set out in the PPG which states that:

"Authorities will need to engage with stakeholders who have an impact on the delivery of sites. The aim is to provide robust challenge and ultimately seek as much agreement as possible, so that the authority can reach a reasoned conclusion on the potential deliverability of sites which may contribute to the 5 year housing land supply."

7.2. The PPG also requires that LPAs must present:

- *"an overview of the process of engagement with site owners/applicants, developers and other stakeholders and a schedule of site-based data resulting from this;*
- *specific identification of any disputed sites where consensus on likely delivery has not been reached, including sufficient evidence in support of and opposition to the disputed site(s) to allow a Planning Inspector to reach a reasoned conclusion; as well as an indication of the impact of any disputed sites on the number of years of supply;*
- *the conclusions which have been reached on each site by the local planning authority in the light of stakeholder engagement; and*
- *the conclusions which have been reached about the overall five year housing land supply position."*

Process of Engagement

7.3. Sunderland's Statement of Community Involvement (SCI) sets out how the Council will engage proactively when preparing Development Plan documents. The specific requirements of preparing an APS means a bespoke consultation process is needed.

SHLAA Partnerships and Panels

7.4. The Council recognises the importance of working in partnership with others when updating its housing land supply and for a number of years has actively worked with partners when preparing the Council's SHLAA.

7.5. The Council, on an annual basis, undertakes a robust consultation exercise when preparing its SHLAA (which incorporates the five-year land supply). The Council has always taken a partnership approach to its preparation. This has involved being part of a regional SHLAA working group where all Local Authorities prepared their SHLAAs in accordance with a development industry approved Regional SHLAA Implementation Guide (March 2008). Subsequently, a key stakeholder partnership was established comprising local authority

planning and housing officers together with representatives of housebuilders/developers, Registered Providers and private sector consultants and agencies.

- 7.6. The partnership also led to the formation of a Tyne and Wear SHLAA Panel that had a direct input into the methodology of each local authority SHLAA by agreeing the approach taken by each LPA and endorsing the final assessment.
- 7.7. The Council updated its SHLAA methodology in 2016 in consultation with the development industry to ensure the assumptions being applied were still accurate. The Council also established a Sunderland SHLAA Partnership which is comprised of a number of stakeholders who possess key skills and knowledge of housing and housing delivery. Members of the partnership represent the following groups:
- developers;
 - those with land interests;
 - land promoters;
 - local property agents;
 - registered providers;
 - utility providers; and
 - partner organisations.
- 7.8. The Sunderland SHLAA Partnership members come together annually with the Council (or more often if needed) to discuss and advise on sites within the SHLAA, which includes sites within the five-year land supply. The 2021 SHLAA Partnership will be convened later in 2021 to inform the Regulation 19 A&D Plan.

APS Engagement Approach

- 7.9. The Council has undertaken a three-stage engagement process with developers and stakeholders. The stages include:
- Stage One: Gathering evidence and site forecasts from the development industry regarding housing delivery on Category A and B sites;
 - Stage Two: 4 week consultation with developers and stakeholders to share the draft five year land supply position and draft APS document for comment; and
 - Stage Three – Further targeted engagement with the development industry following consultation on the draft APS and draft five year land supply position, with regard to disputed sites, with a view to seeking agreement prior to the submission of the final APS to PINS.

Stage One: Gathering Evidence and Forecasts from the Development Industry Regarding Housing Delivery on Category A & B Sites

- 7.10. As a starting point Planning Officers reviewed all Category A and B sites which they considered met the definition of deliverable for inclusion in the five year housing land supply, in accordance with the NPPF and looked at the developer's historic delivery rates on a range of sites within the city over the last five years, where possible. The Council also reviewed developer housing delivery in the financial year 2020/21 and compare it to the forecasted housing delivery rates agreed and identified for sites included in the 2020 APS. This enabled Planning Officers to ensure a site's forecast was reviewed within the context of delivery during a global pandemic.
- 7.11. In terms of delivery performance, most sites had generally performed as expected and conformed to 2020 APS delivery forecasts, although several sites did fall below expected forecasts, due to COVID 19 impacts. However, there were some sites that exceeded 2020 APS delivery forecasts and delivered more houses than expected during the first year of the COVID 19 pandemic. Therefore, initial five year forecasts for these sites were revised upwards in line with a site's previous annual delivery rates.
- 7.12. For Category A sites (not started) and Category B sites (where site delivery performance was unavailable due to the site not starting), an initial site forecast was established by Planning Officers using the SHLAA Methodology, developer history of delivery in Sunderland, site knowledge and previous engagement with developers.
- 7.13. All initial site delivery forecasts for Category A and B sites were identified in a site proforma (Appendix 8) which provided a justification of the Council's reasoning for each site's forecast rates. Site proformas were then shared with site developers and stakeholders²⁰ for comment.

Site Proformas April 2021

- 7.14. Site developers and stakeholders were invited to review and complete their respective site proformas to forecast housing delivery for their respective sites over a fifteen-year period. This exercise was requested to assist the Council with updating its SHLAA schedule and also to inform the next iteration of the five year housing supply. Developers and stakeholders were given 3 weeks²¹ to provide their views regarding the Council's site delivery forecasts and provide revised site forecasts and evidence to justify alterations, if they disagreed with the Council's assumptions and forecasts.

²⁰ Stakeholders may include any party with an interest in a category A or B site e.g. landowner, agent or land promoter.

²¹ Stage 1 Site Proformas were circulated to site developers and stakeholders on 1 April 2021, with a deadline of 23 April 2021 to reply.

- 7.15. The Council received an 86% response rate of completed proformas/e-mails for Category A & B sites in the APS, including a 100% response rate for Category B sites. A copy of the site proformas sent to developers is available in Appendix 8 and all correspondence received to Stage 1 consultation is included in Appendix 5.
- 7.16. The trajectories set out in the returned proformas were not immediately accepted by the Council. Each of the submitted proformas was assessed to determine if, where forecasts were altered, the developer/stakeholders assumptions were realistic and a planning judgement was applied by a Planning Officer. To judge this, the Council once again looked at a developer's historic delivery rates on a range of sites within the city over the last five years and in the financial year 2020/21 and compared it to the forecasted housing delivery rates agreed and identified in the 2020 APS, to ensure a site's forecast was realistic and representative of delivery by the developer and took account of their performance during the pandemic.
- 7.17. The Council has set out in the site profiles where planning judgement has been applied and where an alternative trajectory from that submitted by the developer has been applied.

Stage Two: Four week draft APS and five year land supply position consultation with developers and stakeholders

Draft APS and Five Year Land Supply

- 7.18. After taking into consideration the outcomes of the Stage 1 site proformas and assessments by officers, the Council compiled a draft five year housing land supply calculation and schedule (Appendix 9 and 2).
- 7.19. Engagement to prepare the draft five year land supply was undertaken informally through Stage 1 site proformas and direct contact with developers/landowners. However, where necessary, the Council has ensured consistent engagement with developers/landowners to understand the latest status of a site. Appendix 5 to this report includes correspondence with developers/landowners during this process for each of the sites included as a deliverable housing site within this APS.
- 7.20. Following the preparation of a draft five year housing supply calculation and site schedule (Appendix 9 and 2), the Council sent the draft APS and five year housing land supply (Appendix 9) to landowners, developers and other bodies (as listed in Appendix 10) along with a comments form (Appendix 12) for consultation. The Council invited stakeholders to comment on the five year housing land supply position and the assumptions and forecasts used for each site to determine the five year housing land supply position.

7.21. The draft APS and five year housing land supply position was circulated via email on 26 May 2021 to developers and stakeholders for consultation (Appendix 11) and published on the City Council's website. Developers and stakeholders were given a four week consultation period ending on 25 June 2021, to submit their representations to the Council. Responses were requested by email to planningpolicy@sunderland.gov.uk due to COVID 19 restrictions.

Representations to the draft APS

7.22. The Council received fifteen comments from four organisations including;

- Northumberland County Council (1 comment);
- Gladman Homes (1 comment);
- Nexus (12 comments) ; and
- Highways England (1 comment).

7.23. All representations received as part of this consultation have been taken account of by the Council in reaching a conclusion on its five year housing land supply position. Table 15 summarises comments submitted to the draft APS and how the Council has taken these into consideration. Appendix 14 includes a copy of all representations received.

Paragraph/ Section/ Appendices	Organisation	Summary of Representation	Council Response	Comments/Disputes raised
Full document	Gateshead MBC	No comment	Response noted	No. No changes proposed to be made as a result of this comment.
Para.4.16-4.17	Northumberland County Council	Disagree with the approach the authority have taken to oversupply. Northumberland County Council considers it reasonable and common sense to factor in and discount oversupply delivered during earlier years of the plan period from the overall minimum housing requirement for the plan period when identifying the residual minimum requirement to be achieved over the remaining years of the plan period. Authority should not take such a cautious approach with this APS with regards the oversupply and utilise the residual method.	Comment noted. Sunderland City Council justifies its approach to oversupply in paragraphs 4.16-4.17 of this report. This approach was used in the submission of the APS in 2020 and acknowledged by the Inspector in his report. The Council have continued to use this approach in the 2021 APS.	No. No changes proposed to be made as a result of this comment.

Site 463a (Land to the west of Waterloo Road, Usworth (South))	Gladman	Disagree with the delivery rates. The site is not subject to a live planning application. There is also no clear indication as to whether the known developer will be submitting a full or outline application. The type of application which will eventually be submitted will inevitably impact on the lead in times for the site. The Council's own assumptions indicate a lead in time of approximately 4 years for an allocated site with known developer interest. In addition, the Council's evidence also indicates the time from gaining full planning consent to a site delivering housing completions is around 18 months. The delivery rates put forward in the draft APS are overly generous and state insufficient evidence has been provided to clearly indicate why this site would deliver at a far quicker rate than other similar sites in the local authority.	The details for this site have been considered again and the suggested changes put forward by the consultee have been taken on board and the site forecasts adjusted to first completions in year 4. The developer of site 463a has been made aware of the proposed changes and given the opportunity to submit any further evidence.	No. The comments have been considered and housing delivery has been adjusted for site 463a.
Site 194 (Lambton Lane)	Nexus	Nexus supports brownfield development and its proximity to areas of high density, in particular the site's location to the Leamside Line and the potential for future Tyne and Wear Metro extensions, which would support sustainable modes of travel for residents	Support noted.	No. No changes proposed to be made as a result of this comment.
Site 194 (Lambton Lane)	Nexus	Nexus express concerns that there is a high provision of bus services on the A1052, which will be over 400 metres walking distance from residents of this site and the LPA would be required to obligate the developer to consult on the funding of new bus stops closer to the development. In addition Nexus highlight that infrastructure extensions such as bridges at the Leamside Line, may need to be considered in development planning and Nexus should be	Comment noted. Bus service provision will not affect the delivery of housing units on this site. However, bus service provision will be considered when a planning application is determined.	No. No changes proposed to be made as a result of this comment.

		engaged in consultation with the developer at the pre-application stage.		
Site 081 (Chapelgarth)	Nexus	Nexus note that continued development on this site will require further consultation with Nexus and the bus companies to ensure that new and/or existing bus service routes fit adequate provision on Weymouth Road and west of Portland Academy.	Comment noted. Nexus are consulted when planning applications are submitted for determination and has the opportunity to raise this site specific issue through this process, for consideration.	No. No changes proposed to be made as a result of this comment.
Site 081 (Chapelgarth)	Nexus	Nexus suggests that the Local Planning Authority should recognise and be aware of the immediate challenges to public transport access in certain areas of South Sunderland. Nexus recommend that the LPA should give obligations to developers to fund sufficient appropriate changes to public transport provision.	Comments noted. The South Sunderland Growth Area Supplementary Planning Document and Planning Obligations Supplementary Planning Document, will be used to determine the level of planning obligations required from the developer for such provision.	No. No changes proposed to be made as a result of this comment.
Site 081 (Chapelgarth)	Nexus	Nexus highlight that the Tyne and Wear Metro does not run as far south as majority of the housing growth areas. Therefore, it will be important that residents in these areas are able to travel regularly using appropriate bus services. Consultation with the bus companies and Nexus will be vital in providing new residents with appropriate services.	Comment noted. Bus service provision will not affect the delivery of housing units on this site.	No. No changes proposed to be made as a result of this comment.
Site 465 (Herrington Park)	Nexus	Nexus highlight that there is some bus service provision close to the location of this site, however there would be a need for diversion or service extension to cover a development of this size. In addition, the bus stops on the B1286 are likely to be over 400m access for most residents.	Comment noted. Bus service provision will not affect the delivery of housing units on this site.	No. No changes proposed to be made as a result of this comment.

Site 330A Philadelphia Complex	Nexus	Nexus supports brownfield development of this type, including redevelopment of listed buildings, with proximity to Sunderland and Washington.	Support noted.	No. No changes proposed to be made as a result of this comment.
Site 330A Philadelphia Complex	Nexus	Nexus, Go North East and the developer were previously involved in discussions about the commercial attraction for using the link road of the development for either new or existing services. Nexus remains of the view that services making use of new bus stop locations will generate suitable access comfortably for residents and employees in the area.	Comment noted.	No. No changes proposed to be made as a result of this comment.
Site 463A Land to the west of Waterloo Road, Usworth	Nexus	Nexus welcomes developments in Washington with proximity to high density. Nexus state that any extension to public transport services in Washington and the surrounding area would only enhance the availability for residents to travel by sustainable travel modes.	Support noted.	No. No changes proposed to be made as a result of this comment.
Site 463A Land to the west of Waterloo Road, Usworth	Nexus	Nexus recognises the significance of the strategic Washington Redevelopment Area – including Sunderland City Council commitments to local highways network and access.	Comment noted.	No. No changes proposed to be made as a result of this comment.
Site 463A Land to the west of Waterloo Road, Usworth	Nexus	At present, Usworth and Sulgrave are well served by several bus services on Manor Road and Marlborough Road, and therefore a development may easily lend itself to this level of provision. However, depending on the exact location of the site when an application is submitted, Nexus may recommend a diversion of an existing bus service with developer funded stops so that Waterloo Road or Sulgrave Road may be served to offer new residents better access to public transport.	Comment noted. Bus service provision will not affect the delivery of housing units on this site. However, bus service provision will be considered when a planning application is determined.	No. No changes proposed to be made as a result of this comment.

	Highways England	<p>HE state that consideration of the sites which now have planning permission shows that these total 9,057, which is only 425 less than the 9,482 dwellings accounted for by 2028 in the Sunderland Infrastructure Study, and which required significant mitigation in order to ensure the safe and efficient operation of the SRN. The mitigation identified at Doxford Park junction is not in Highways England's Road Investment Strategy, therefore it will not be delivered in 2028 as identified in the Infrastructure Study and this is a significant risk to the safe and efficient operation of the A19 in the Plan period. Highways England suggest continued joint working through undertaking modelling to examine the impacts of the Sunderland Local Plan without Doxford Park major scheme and identify a suitable package of measures to ensure impacts on the SRN are not severe (should impacts be severe). In addition the suggest developing an approach for dealing with any forthcoming planning applications in Sunderland between HE and the Council the short to medium term, given that approved developments have more than likely exceeded the level of safe and efficient operation of the RN by 2028, due to the uncertainty of delivery of the major scheme at Doxford Park junction.</p>	<p>Comments noted. The impact of the Doxford Park junction is outside the APS period and has no bearing on the delivery of sites in the five year period. The Council will continue to work with Highways England to model and examine the impacts on this junction as part of the Allocations and Designations Plan's development.</p>	<p>No. No changes proposed to be made as a result of this comment.</p>
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Table 15 Draft APS Representations

Stage Three: Further targeted engagement with the development industry following consultation on the draft APS and draft 5 year land supply position, with regard to disputed sites.

Targeted engagement

- 7.24. The representations received to the draft APS Stage 2 consultation, required only one alteration to site delivery for site 463a, which resulted in a reduction of 72 units from the site's contribution to the housing supply in the five year period.
- 7.25. As a result of the Stage 2 consultation, there were no disputed sites that required further targeted engagement with developers or stakeholder, to resolve delivery or forecasting issues.

Summary of the changes to the APS following each stage of engagement.

- 7.26. The Council at every stage of engagement has taken into consideration updates from stakeholders and applied planning judgement where necessary. As a consequence of this, the overall five year land supply has increased slightly by 30 units, however the number of years supply has remained unchanged during this process, starting and finishing at 5.5 years supply.
- 7.27. Table 16 captures and summarises how the housing land supply position has changed as a result of engagement and consultation with the development industry during the APS process. An explanation of the changes at each stage, are set out below.

Stage One: Gathering Evidence and Forecasts from the Development Industry Regarding Housing Delivery on Category A & B sites

- 7.28. The detailed approach to Stage 1 is set out in paragraphs 7.10 – 7.17 of this report. The approach involved the distribution of site proformas to developers to ascertain housing delivery forecasts for their respective sites and had discussions internally with Development Management and Building Control colleagues to gain an understanding as to how sites had progressed. The information gathered from these sources was collated and reviewed to form a baseline five year housing supply position in April 2021 (Table 16). The baseline reported a 5.5 year supply of housing in Sunderland.

Stage Two: Four week consultation on the draft APS and five year land supply position consultation with developers and stakeholders

- 7.29. The baseline housing supply position (April 2021) and the approach taken by the Council in the draft APS was then consulted upon during May – June 2021. Developers and stakeholders were given the opportunity to raise issues with the Council's APS approach and also challenge delivery forecasts for sites identified in the five year supply. The key issues raised are identified in paragraphs 7.22 and 7.23 and Table 15 of this report.

- 7.30. Gladman made representations to site 463a (Land to the west of Waterloo Road, Usworth (South)), disagreeing with the delivery rates proposed for the site, on the basis that the site is not subject to a live planning application and there is no clear indication as to whether the developer will be submitting a full or outline application. Gladman highlighted that the type of application that will eventually be submitted, will inevitably impact on the lead in times for the site and challenged the Council's methodology which proposes a lead in time of approximately 4 years for an allocated site with known developer interest and also indicates the time from gaining full planning consent to a site delivering housing completions is around 18 months.
- 7.31. On review of Gladman's representation, the Council has considered again the delivery rates for site 463a and has taken on board the suggested changes put forward by the consultee to align with the Council's SHLAA methodology. The site forecasts have been adjusted to include first completions in year 4 which resulted in a reduction of 72 units in the five year housing land supply period. The developer of site 463a was contacted by e-mail and made aware of this change and has accepted the revisions. The developer was also given the opportunity to submit any further evidence. No further evidence was submitted by the developer of site 463a.
- 7.32. In addition to the amendments made to site 463a, further updates were made to the forecasting of site 081 as information was received from Duchy Homes setting out the delivery forecast of phase 3 of Chapelgarth, (this was requested at stage 1 of the APS process). This resulted in an additional 46 units being delivered within the five-year period.
- 7.33. Two additional sites were also added to the APS, sites 421 (Quarry House Lane – 33 units) and 761 (Former Adey Gardens Care Home – 23 units). Site 421 was included within the 20/21 APS however as planning consent for the site was due to expire in February 2021 and no record of a commencement on site had been received, the site was considered as a lapsed site and not included in the initial 2021/22 APS draft. During the formal consultation on the APS, it was apparent that work had started on the site and as such the site, which has full planning consent in place and is now under construction, has been included as a category A site. Site 761 was not included in the previous drafts of the 2021/22 APS due to an administrative error. The site which also has full planning consent in place and is under construction has now been included as a category A site.
- 7.34. Together these two additional sites contribute a further 56 units to the five year housing supply as category A sites. Both developers were contacted for site delivery information, but a response was only received from the agent of site 421 (Appendix 13). Therefore, SHLAA assumptions were used to forecast housing delivery for site 761, which is already well progressed with thirteen units under construction. Further information regarding site delivery for these sites can be found in the Site Profiles (Appendix 3).

7.35. As a result of the Stage 2 consultation, the five year housing supply was adjusted with minor changes. Overall the five year housing supply increased by 30 units, however the number of years supply remained the same, at 5.5 years.

Stage Three: Further targeted engagement with the development industry following consultation on the draft APS and draft five year land supply position, with regard to disputed sites

7.36. The Stage 2 consultation of the draft APS resulted in no further objections or challenges to specific sites and their delivery rates. Therefore, there are no disputed sites included within the five year housing land supply and there was no requirement to engage with development industry further, regarding disputed sites.

	Stage 1 (April 2021)	Stage 2 (June 2021)	Stage 3 (June/July 2021)
Five Year Housing Requirement for period 2021/22 - 2025/26	3725		
Actual Completions 2015-2021 (excluding student accommodation)	4672		
Oversupply for 2015/16 – 2020/21	202		
Housing requirement minus oversupply	3523		
10% buffer	352		
Five Year Land Supply Requirement (including 10% buffer)	3875		
	Stage 1 Site Proforma Consultation Outcome (April 2021)	Stage 2 Draft APS Consultation Outcome (June 2021)	Stage 3 Final APS Outcome (July 2021)
Category A sites	3469	3571	3571
Category B Sites	770	698	698
Small Sites	250	250	250
Demolitions	-10	-10	-10
Total Supply	4479	4509	4509
Five year supply performance against 110% of housing requirement (%)	109%	110%	110%
Five year supply performance against 110% of housing requirement (years)	5.5 years	5.5 years	5.5 years

Table 16 Five year land supply evolution

Glossary of Terms

A&D	Allocations and Designations Plan
AAP	Area Action Plan
APS	Annual Position Statement
CSDP	Core Strategy and Development Plan
HDT	Housing Delivery Test
IAMP	International Advanced Manufacturing Park
LPA	Local Planning Authority
MHCLG	Ministry of Communities, Housing and Local Government
NPPF	National Planning Policy Framework
PINS	Planning Inspectorate
PPG	Planning Practice Guidance
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment

Appendix 1: Sunderland City Council's notice of intention to submit an APS to PINS

Planning Inspectorate
The Square
Temple Quay
Temple Quay House
Bristol
BS1 6PN



Date: 25/03/2021
Our ref: 03-2021-APS
Your ref:

This matter is being dealt with by:

Gary Baker, Planning Policy Team Leader, Sunderland City Council, Civic Centre,
Burdon Road, Sunderland SR2 7DN

Dear Sir/Madam

NOTICE OF INTENT TO SUBMIT AN ANNUAL POSITION STATEMENT

Please accept this letter as Sunderland City Council's notice of intent to submit its housing supply position through an Annual Position Statement by 31 July 2021, in accordance with the National Planning Policy Framework and Housing Supply and Delivery Guidance.

Should you wish to discuss this matter further, please do not hesitate to contact me via email at gary.baker1@sunderland.gov.uk

Yours faithfully

Gary Baker (Planning Policy Team Leader)

Appendix 2: Five Year Housing Land Supply Schedule of Sites

SHLAA Ref No	Site Name	Present Planning Status	Developer	Planning Ref.	Total no. of net units	Category A or B (assessed against NPPF Annex 2 Deliverability Criteria)	Cat. A & B Sub Category	Comps pre 2015	Comps 15-16	Comps 16-17	Comps 17-18	Comps 18-19	Comps 19-20	Comps 20-21	Comps prior to 1st April 2021	Comps 21-22	Comps 22-23	Comps 23-24	Comps 24-25	Comps 25-26	Comps post 5 year period
142	Former Chilton Moor Cricket Club, Black Boy Road	Permitted – Under Construction	Esh/Bernicia	19/00253/FUL	34	A	Detailed Consent	0	0	0	0	0	0	32	32	2	0	0	0	0	0
728	12-13 Toward Road	Permitted – under construction	Mahady Developments Ltd	18/01450/PCJ	12	A	Detailed Consent	0	0	0	0	0	0	0	0	12	0	0	0	0	0
56	High Usworth School, Well Bank Road	Permitted – under construction	Gentoo Housing (Private Arm)	16/02266/FU4	56	A	Detailed Consent	0	0	0	0	0	28	20	48	8	0	0	0	0	0
061	Former Lambton Cokeworks Site (Elba Park)	Permitted – under construction	Barratt Developer/BDW Trading Ltd	09/02328/REM	359	A	Detailed Consent	139	16	54	34	29	37	26	335	24	0	0	0	0	0
062	Ryhope and Cherry Knowle Hospital	Permitted – under construction	Barratt/HCA	16/01524/HYB	800	A	Detailed Consent	0	0	0	0	4	84	75	163	60	60	60	40	40	377
081	Chapelgarth site	Permitted – under construction	Siglion/Millers/Story Homes/Duchy	16/00388/HY4 16/02356/LR4 20/01323/LR4 20/02335/LR4 21/00142/LR4	750	A	Detailed Consent	0	0	0	0	5	33	48	86	64	104	81	55	40	320
086	Former Easington Lane Primary School Building	Permitted – under construction	Place First	18/01963/FU4	116	A	Detailed Consent	0	0	0	0	0	0	38	38	67	11	0	0	0	0

087	Former Dubmire Primary School, Britannia Terrace	Permitted – under construction	Karbon Homes	18/02002/FU4	17	A	Detailed Consent	0	0	0	0	0	0	13	13	4	0	0	0	0	0
106	High Ford Estate, Flodden Road	Permitted – under construction	Gleeson Homes Ltd	11/01794/FUL	285	A	Detailed Consent	46	21	51	32	36	42	33	261	24	0	0	0	0	0
107	Phases 1-6, Chester Road	Permitted – under construction	Gentoo	18/00255/FU4	450	A	Detailed Consent	0	0	0	0	0	0	0	0	26	26	26	26	30	316
112	Site of former Broomhill Estate.	Permitted – under construction	Gentoo	16/01161/FU4	128	A	Detailed Consent	0	0	0	0	35	48	34	117	11	0	0	0	0	0
138	Land at North Road	Permitted – under construction	Persimmon	17/00806/REM	300	A	Detailed Consent	0	0	0	0	0	29	40	69	47	45	40	40	40	19
154A	Seaburn Camp, Whitburn Road (North)	Permitted – under construction	Miller	18/00609/FU4	64	A	Detailed Consent	0	0	0	0	0	0	27	27	30	7	0	0	0	0
324	Land to the East of Durham Road and Tudor Grove	Permitted – under construction	BDN Ltd	14/01638/FUL	8	A	Detailed Consent	0	0	0	0	0	2	2	4	4	0	0	0	0	0
328	Hetton Downs Phase 2	Permitted – under construction	Gleeson Homes Ltd	17/02178/FU4	101	A	Detailed Consent	0	0	0	0	0	0	18	18	36	36	11	0	0	0
356	Burdon Road/Hall Farm Road, land at	Permitted – under construction	Bellway	13/00799/FUL	109	A	Detailed Consent	0	0	0	0	0	15	26	41	34	34	0	0	0	0
367	Coaley Lane, Land south of	Permitted – under construction	Gentoo	16/02357/FUL	128	A	Detailed Consent	0	0	0	0	0	12	25	37	38	26	27	0	0	0

417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Permitted – under construction	Persimmon	15/00815/HYB 17/02445/FUL	291	A	Detailed Consent	0	0	6	43	73	27	40	189	30	30	30	12	0	0
454	Teal Farm North	Permitted – under construction	Barratt & Hellens	12/00333/FUL	566	A	Detailed Consent	222	93	70	69	33	42	24	553	13	0	0	0	0	0
468	Land north of Blackthorn Way, Sedgeleth Industrial Estate	Permitted – under construction	Keepmoat	16/01687/OUT 19/00963/FUL	138	A	Detailed Consent	0	0	0	0	0	0	13	13	71	54	0	0	0	0
504	Doxford Park Phase 6	Permitted – under construction	Gentoo	18/00438/FUL	100	A	Detailed Consent	0	0	0	0	0	0	0	0	26	34	26	14	0	0
570	Land at Station Rd, Penshaw	Permitted – under construction	W and D Christie	17/01610/FU4	14	A	Detailed Consent	0	0	0	0	4	6	3	13	1	0	0	0	0	0
729	Sunderland Church High School, Mowbray Road	Permitted – under construction	Clearwater Developments	18/00485/FDC	15	A	Detailed Consent	0	0	0	0	0	2	7	9	6	0	0	0	0	0
737	6-10 Stockton Road	Permitted – under construction	A M Watt	19/01234/PCJ	6	A	Detailed Consent	0	0	0	0	0	0	0	0	6	0	0	0	0	0
563	Hylton Skills Campus, North Hylton Road	Permitted – Under Construction	Karbon Homes	19/01427/FU4	105	A	Detailed Consent	0	0	0	0	0	0	0	0	38	67	0	0	0	0
711	Kidderminster Road	Permitted – under construction	Gentoo Group	19/00214/FUL	56	A	Detailed Consent	0	0	0	0	0	0	11	11	45	0	0	0	0	0


732	Avenue Vivian And Rose Avenue	Permitted – under construction	Gentoo Group	19/00974/FUL, 20/00566/VAR; 20/00704/FUL	49	A	Detailed Consent	0	0	0	0	0	0	0	5	5	44	0	0	0	0	0
733	The Inn Place, Knollside Close	Permitted – Not started	The Inn Place Partnership	18/00749/FUL	19	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	19	0	0	0	0
735	1 Roker Terrace and Side House, St Georges Terrace	Permitted – Not started	Mr Johnson	18/01108/FUL	6	A	Detailed Consent	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0
098	Ayton Village Primary School, Dunlin Drive, Ayton	Permitted – Under Construction	Vistry Group	19/01484/FU4	56	A	Detailed Consent	0	0	0	0	0	0	0	0	0	56	0	0	0	0	0
197	Land to the east of former Broomhill Estate	Permitted – Under Construction	Gentoo	18/00075/FUL	99	A	Detailed Consent	0	0	0	0	0	0	0	0	0	27	36	36	0	0	0
342	Land at Mill Hill, Silksworth Road	Permitted – Under Construction	Persimmon	18/01877/REM	250	A	Detailed Consent	0	0	0	0	0	0	2	2	20	30	30	30	30	30	108
565	Pheonix Tower Business Park, Castletown Way	Permitted – Under Construction	Berkeley DeVeer	18/00823/REM 19/01834/FUL	114	A	Detailed Consent	0	0	0	0	0	0	1	1	24	30	30	29	0	0	0
568	Fulwell Fire Station, Station Road	Permitted – Under Construction	Cancara Property Ltd	18/01276/FUL	28	A	Detailed Consent	0	0	0	0	0	0	0	0	0	28	0	0	0	0	0
725	Camrex House	Permitted – under construction	Camerex House Ltd	18/00825/FUL	50	A	Detailed Consent	0	0	0	0	0	0	0	0	0	50	0	0	0	0	0

063	Vaux Brewery (site of), Gill Bridge Avenue	Permitted – Not started	Siglion	15/02557/HY4 21/00225/FU4	132	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	33	67	32	0	0
388	Ennerdale Street, Low Moorsley, Land at	Permitted (Outline) – Not started	Private	12/01125/OUT (approved) 21/00561/REM (pending)	40	B	Allocated Saved UDP Site/Outline Consent	0	0	0	0	0	0	0	0	0	0	0	10	30	0	0
426A	Willow Farm land to south, Ryhope (North)	Permitted (Outline) – Not started	Persimmon	16/01502/OU4 20/00911/LR4 (pending)	450	B	Allocated CSDP Site/outline consent	0	0	0	0	0	0	0	0	0	5	30	50	50	50	265
128	Black Boy Road land at (Site A)	Permitted – Not started	Persimmon	16/02123/OU4 (Outline) 19/01826/REM (approved)	141	A	Detailed Consent	0	0	0	0	0	0	0	0	0	10	30	30	30	30	0
079	Hylton Lane/Blaydon Ave, Hylton Lane	Permitted – Not started	Gentoo Group	20/01350/FU4	71	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	71	0	0	0	0
091	Southwick Primary School, Clarence Street	Permitted – Under Construction	Engie on behalf of Bernicia	19/01740/FU4	37	A	Detailed Consent	0	0	0	0	0	0	0	0	0	37	0	0	0	0	0
194	Land at Lambton Lane	Application pending	Persimmon	17/00589/FUL	252	B	Brownfield Register	0	0	0	0	0	0	0	0	0	0	15	30	30	30	147
330A	Philadelphia Complex	Permitted – Not started	Persimmon	14/00538/HYB (Hybrid) 17/02246/REM 19/00804/REM (approved)	465	A	Detailed Consent	0	0	0	0	0	4	9	13	20	40	40	40	40	40	272

413	Seaburn Amusements, Whitburn Road	Permitted – Under Construction	Avant Homes	16/02056/HY4 (Hybrid) 19/01750/LR4 (approved)	237	A	Detailed Consent	0	0	0	0	0	0	0	0	0	30	30	22	0	0	155
477	Land north of Burdon Lane	Permitted – Not started	Consortium (Taylor Wimpey, Persimmon, Story)	18/00640/FUL 19/01497/HY4	1000	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	30	45	60	60	805
407c	Land north east of Mount Lane, Springwell Village	Permitted – Not started	Hellens /Esh	20/01754/FUL	75	A	Detailed Consent	0	0	0	0	0	0	0	0	0	25	32	18	0	0	0
463A	Land to the west of Waterloo Road, Usworth (South)	Allocated CSDP Site	Story Homes	None at present	200	B	Allocated CSDP Site	0	0	0	0	0	0	0	0	0	0	0	0	31	36	133
465	Land adjacent to Herrington Country Park	Allocated CSDP Site	Taylor Wimpey	20/02027/HE4	400	B	Allocated CSDP Site	0	0	0	0	0	0	0	0	0	0	10	52	52	52	234
751	6 Toward Rd	Permitted – Not started	Thornley Developments	20/01528/FUL	6	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
752	4 Front Street, Fence Houses	Permitted – Not started	JJ Property Lettings	20/01626/FUL	7	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0
753	Former Garage, Westholme Terrace	Permitted – Not started	Nova Castria Design Limited	19/01593/FUL	8	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0
754	Simpson Street School	Permitted – Under Construction	Building Design (Northern) Limited	20/00391/FU4	8	A	Detailed Consent	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0

755	Former HSBC 14 Fawcett Street	Permitted – Not started	X8 Properties Ltd	20/00535/FUL	15	A	Detailed Consent	0	0	0	0	0	0	0	0	0	15	0	0	0	0
756	34 Villiers Street	Permitted – Not started	NMBC Properties Ltd	18/02239/FUL	7	A	Detailed Consent	0	0	0	0	0	0	0	0	0	7	0	0	0	0
758	Land at James William Street	Permitted – Not started	Fit-Out Yorkshire	19/01559/FUL	13	A	Detailed Consent	0	0	0	0	0	0	0	0	0	13	0	0	0	0
757	Parsons House, 20 Parsons Road	Permitted – Not started	JT Consultancy Ltd	21/00245/PCJ	40	A	Detailed Consent	0	0	0	0	0	0	0	0	0	40	0	0	0	0
518	The Buffs, Old Mill Road	Permitted – Not started	MCC Homes	20/00705/FUL	16	A	Detailed Consent	0	0	0	0	0	0	0	0	5	11	0	0	0	0
747	Conishead Centre	Permitted – Not started	Gentoo Group	20/01295/FUL	13	A	Detailed Consent	0	0	0	0	0	0	0	0	13	0	0	0	0	0
439	Cricklewood Road	Permitted – Not started	Gentoo Group	20/01205/FUL	11	A	Detailed Consent	0	0	0	0	0	0	0	0	11	0	0	0	0	0
243	Land north of Eastbourne Square	Permitted – Not started	Gentoo Group	20/01208/FUL	24	A	Detailed Consent	0	0	0	0	0	0	0	0	0	24	0	0	0	0
744	Land to west of Prestbury Road	Permitted – Not started	Gentoo Group	20/01414/FUL	10	A	Detailed Consent	0	0	0	0	0	0	0	0	10	0	0	0	0	0
258	Albany Park	Permitted – Not started	Karbon Homes	19/01252/FUL	76	A	Detailed Consent	0	0	0	0	0	0	0	0	0	30	30	16	0	0
745	Land at Keighley avenue	Permitted – Not started	Gentoo Group	20/01181/FUL	41	A	Detailed Consent	0	0	0	0	0	0	0	0	4	37	0	0	0	0
421	Quarry House Lane	Permitted- Under Construction	Wynyard Homes	16/01541/FUL	33	A	Detailed Consent	0	0	0	0	0	0	0	0	0	21	12	0	0	0
761	Former Adey Gardens Care Home	Permitted - Under Construction	Holyhead Homes	17/01444/SUB	23	A	Detailed Consent	0	0	0	0	0	0	0	0	23	0	0	0	0	0

Appendix 3: Site Profiles for each site in the five year housing land supply

Site Name: 6 Toward Road						
SHLAA Ref: 751	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 20/01528/FUL			Decision Date 1: 14/01/2021			
Planning Details 1: Conversion of existing building to 6no. Apartments						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 6	Units Complete: 0	Units Under Construction: 0	Units not started: 6			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): The development is a category A site having full planning permission in place for the conversion of an HMO to 6 apartments. (As the property is currently an HMO the units forecast have reduced by 1 to take account of the existing dwelling unit). The forecasts have been set out in line with the SHLAA methodology and as such are programmed for completion in year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

0	0	5	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded to the initial consultation confirming the delivery of the scheme in year 2.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The forecasts as originally set out have been taken forward.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	5	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Planning application approved January 2021. Conversion is programmed for full completion in 22/23.						
STAGE 1: Conclusion The development has full planning permission in place to convert to 6 apartments (5 net). The forecast for completion has been set in line with the SHLAA methodology, of which the agent for the developer has agreed to. As such it is considered that all of the units will be delivered within the five-year period.						
STAGE 2: Consultation Feedback No comments received to the consultation.						

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	5	0	0	0	0

Final APS Conclusion

The development has full planning permission in place to convert to 6 apartments (5 net). The forecast for completion has been set in line with the SHLAA methodology, of which the agent for the developer has agreed to. As such it is considered that all of the units will be delivered within the five-year period. This is not a disputed site.

Site Name: 4 Front Street, Fence Houses						
SHLAA Ref: 752	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 20/01626/FUL			Decision Date 1: 2/2/2021			
Planning Details 1: Change of use from offices into 5no. apartments at first and second floor, sub division of ground floor into two units with external alterations to windows and facades on all elevations. Installation of new Velux windows to roof.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 7		Units Complete: 0		Units Under Construction: 0		Units not started: 7
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): The development involves a change of use from office accommodation to apartments. Full planning consent in in place. The forecasting has been applied in line with the SHLAA methodology and as such is programmed for completions in year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	7	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A No proforma received				
STAGE 1: Developer feedback to initial site forecast consultation						
No response was received as part of the initial consultation exercise, as such the completions remain in line with the SHLAA methodology for year 2.						
STAGE 1: Developer Outcome						
No response received. Further contact and information will be sought where possible through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
N/A						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	7	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site has full planning permission in place and the completion data has been forecast in line with the SHLAA methodology.						
STAGE 1: Conclusion						
The development has full planning permission in place to change the use to 7 apartments. The forecast for completion has been set in line with the SHLAA methodology, as such it is considered that all of the units will be delivered within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received to the consultation.						
STAGE 2: Council Response						

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	7	0	0	0	0

Final APS Conclusion

The development has full planning permission in place to change the use to 7 apartments. The forecast for completion has been set in line with the SHLAA methodology, as such it is considered that all of the units will be delivered within the five-year period. This is not a disputed site.

Site Name: Former Garage, Westholme Terrace						
SHLAA Ref: 753	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 19/01593/FUL			Decision Date 1: 29/05/2020			
Planning Details 1: Change of use from disused petrol station to C3 residential class use for the erection of 8no. 4 bedroom townhouses with associated 12no parking bays to rear.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 8		Units Complete: 0		Units Under Construction: 0		Units not started: 8
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): The development has full planning permission in place, as such the completion forecasts have been set out in line with the SHLAA methodology, programmed for completion in year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	8	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A No proforma received				
STAGE 1: Developer feedback to initial site forecast consultation						
No response was received to the initial consultation.						
STAGE 1: Developer Outcome						
No response received. Further contact and information will be sought where possible, through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
N/A						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	8	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site has full planning permission in place for the development of 8 townhouses and the completion forecasts have been set in line with the SHLAA methodology.						
STAGE 1: Conclusion						
The development has full planning permission in place for the construction of 8 dwellings. The forecast for completion has been set in line with the SHLAA methodology, as such it is considered that all of the units will be delivered within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received to the consultation						
STAGE 2: Council Response						
N/A						

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	8	0	0	0	0

Final APS Conclusion

The development has full planning permission in place for the construction of 8 dwellings. The forecast for completion has been set in line with the SHLAA methodology, as such it is considered that all of the units will be delivered within the five-year period. This is not a disputed site.

Site Name: Simpson Street School						
SHLAA Ref: 754	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 20/00391/FU4			Decision Date 1: 14/08/2020			
Planning Details 1: Change of use from school to office and eight apartments (including provision of car parking and stopping up of highway).						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 8	Units Complete: 0		Units Under Construction: 8		Units not started: 0	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): The site has full planning permission in place to change the use of a former school to 8 apartments with office accommodation. The completion forecasts have been set in line with the SHLAA methodology and as such included within year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	8	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
The developer responded to the initial consultation indicating that the development will be complete in year 1. The development is under construction.						
STAGE 1: Developer Outcome						
Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The council agree to the forecasts set out by the developer as the site is under construction.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	8	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Site has full planning permission in place and the conversion of the building is currently under construction with the completion anticipated in year 21/22.						
STAGE 1: Conclusion						
The development has full planning permission in place to convert to 8 apartments. The forecast for completion has been set in line with the developers plans as the site is under construction. As such it is considered that all of the units will be delivered within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received to the consultation						
STAGE 2: Council Response						
N/A						

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	8	0	0	0	0	0

Final APS Conclusion

The development has full planning permission in place to convert to 8 apartments. The forecast for completion has been set in line with the developers plans as the site is under construction. As such it is considered that all of the units will be delivered within the five-year period. This is not a disputed site.

Site Name: Former HSBC Bank, 14 Fawcett Street						
SHLAA Ref: 755	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 20/00535/FUL			Decision Date 1: 23/10/2020			
Planning Details 1: Change of use from financial & professional services (A2) for the conversion upper floors to 15 apartments (C3) and alterations to ground floor to provide retail unit and new bin store.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 15	Units Complete: 0		Units Under Construction: 0		Units not started: 15	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): Full planning permission in place for the conversion of former bank to 15 apartments. Completion forecast for year 2 in line with SHLAA methodology.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	15	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
The developer responded to the initial consultation confirming the proposed completion forecasts and confirming that the works are due to start on site in May 21.						
STAGE 1: Developer Outcome						
Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The forecasts remain as year 2 in line with the SHLAA methodology.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	15	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site has full planning permission in place, work on site is due to commence May 2021 and complete in 21/22.						
STAGE 1: Conclusion						
The development has full planning permission in place to convert to 15 apartments. The forecast for completion has been set in line with the SHLAA methodology, of which the agent for the developer has agreed to. As such it is considered that all of the units will be delivered within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received to the consultation						
STAGE 2: Council Response						
N/A						

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	15	0	0	0	0

Final APS Conclusion

The development has full planning permission in place to convert to 15 apartments. The forecast for completion has been set in line with the SHLAA methodology, of which the agent for the developer has agreed to. As such it is considered that all of the units will be delivered within the five-year period. This is not a disputed site.

Site Name: 34 Villiers Street						
SHLAA Ref: 756	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 18/02239/FUL			Decision Date 1: 20/01/2020			
Planning Details 1: Removal of roof over rear yard, erection of three-storey rear extension, rear dormer window, installation of domestic frontage, fenestration and other external alterations to 34 Villiers Street and retained outbuilding to facilitate conversion into 9 no. residential apartments.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 7	Units Complete: 0	Units Under Construction: 0	Units not started: 7			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): The site has full planning permission in place for the conversion of a garage to 9 apartments, as 2 flats are already in place the net capacity is 7 units. The completion forecasts have been set in line with the SHLAA methodology and as such expected completions in year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

0	0	7	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded to the initial consultation confirming agreement with the proposed completion date and set out that construction is due to commence on the site soon.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The forecasts taken forward remain in line with the SHLAA methodology, year 2.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	7	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Full planning permission in place for the conversion of a former garage and flats to 9 apartments (7 net). The completion forecasts have been set in line with the SHLAA methodology, of which the agent has agreed with and work is due to start on site soon.						
STAGE 1: Conclusion The development has full planning permission in place to convert to 9 apartments (7 net). The forecast for completion has been set in line with the SHLAA methodology, of which the agent for the developer has agreed to. As such it is considered that all of the units will be delivered within the five-year period.						

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	7	0	0	0	0

Final APS Conclusion

The development has full planning permission in place to convert to 9 apartments (7 net). The forecast for completion has been set in line with the SHLAA methodology, of which the agent for the developer has agreed to. As such it is considered that all of the units will be delivered within the five-year period. This is not a disputed site.

Site Name: Parsons House, 20 Parsons Road						
SHLAA Ref: 757	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 21/00245/PCJ			Decision Date 1: 26/03/2021			
Planning Details 1: Change of office building (B1) to dwelling house (C3) from ground to fourth floor including 40 apartments.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 40	Units Complete: 0	Units Under Construction: 0	Units not started: 40			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): The site contains a former office block which has prior notification approval for change of use to residential, as such the site is classed as a category A site. The completion forecasts are set out in line with the SHLAA methodology and are set out for year 2. As this is an apartment block, all completions are forecast for one year, due to the nature of a conversion and completion sign off.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	40	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
The developer responded to the initial consultation indicating completions expected by late 2022/early 2023. Worst case scenario would be late 2023.						
STAGE 1: Developer Outcome						
Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
To take account of the developers anticipated forecasts the site has been moved back by one year to 23/24. The forecasts are considered reasonable and deliverable.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	40	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Site has prior notification in place to change from office block to residential, the developer has confirmed the anticipated completion date which is within the five-year period.						
STAGE 1: Conclusion						
The development has prior notification approval for change of use to residential for 40 units. The forecast for completion has been set in line with the developer information, of which the council has agreed to. As such it is considered that all of the units will be delivered within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received to the consultation						

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	40	0	0	0

Final APS Conclusion

The development has prior notification approval for change of use to residential for 40 units. The forecast for completion has been set in line with the developer information, of which the council has agreed to. As such it is considered that all of the units will be delivered within the five-year period. This is not a disputed site.

Site Name: Land at James William Street						
SHLAA Ref: 758	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A			A/B Sub Category: Detailed consent	
Planning Ref 1: 19/01559/FUL			Decision Date 1: 22/04/2021			
Planning Details 1: Erection of apartment block to provide 13 no. residential units.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 13		Units Complete: 0		Units Under Construction: 0		Units not started: 13
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): The site has full planning permission in place for the erection of a 13 unit apartment block. The completion forecasts have been set in line with the SHLAA methodology and as such are programmed for year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	13	0	0	0	0
STAGE 1: Site proforma returned? No			STAGE 1: Did SCC agree with Delivery Proforma?:			

							N/A No proforma received
STAGE 1: Developer feedback to initial site forecast consultation							
No response was received to the initial consultation as such the completion forecast remains in line with the SHLAA methodology at year 2.							
STAGE 1: Developer Outcome							
No response received. Further contact and information will be sought where possible, through the APS process.							
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:							
N/A							
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.							
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.	
0	0	13	0	0	0	0	
Developers history of delivery in Sunderland and/or progress with site to date:							
Brownfield vacant site with full planning permission in place for a 13 unit apartment block. Completion units forecast for 22/23 in line with the SHLAA methodology.							
STAGE 1: Conclusion							
Site with full planning permission in place for the erection of a 13 unit apartment block. Completions forecast for year 2 in line with the SHLAA methodology. No evidence has been submitted to indicate the units will not be delivered with the five-year period.							
STAGE 2: Consultation Feedback							
No comments received to the consultation							
STAGE 2: Council Response							
N/A							
STAGE 3: Disputed site?							


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	13	0	0	0	0

Final APS Conclusion

Site with full planning permission in place for the erection of a 13 unit apartment block. Completions forecast for year 2 in line with the SHLAA methodology. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: High Usworth School, Well Bank Road			
SHLAA Ref: 056	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 16/02266/FU4		Decision Date 1: 14/06/2017	
Planning Details 1: Erection of 56 no. residential dwellings with associated access, landscaping, and infrastructure works.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 56	Units Complete: 48	Units Under Construction: 8	Units not started: 0
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): Category A site with detailed consent for the development of 56 dwellings. Site is under construction and well progressed with 47 units complete and 9 remaining. Gentoo has a good track record of delivery in Sunderland, therefore, the Council considers the forecast for the remaining units to be reasonable and deliverable within the five year period given Gentoo's previous delivery rate on the site. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
47	9	0	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Gentoo have confirmed the site is now complete.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Following the availability of the full 20/21 year completion data, council records indicate 20 completions for 20/21, taking the total units complete up to 48, with 8 units remaining. Notwithstanding the fact that the developer has confirmed the site is complete, due to the lag time with receiving completion data and to ensure records are consistent, the site is retained in the supply and the 8 remaining units are forecast for completion in year 1.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
48	8	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Development is under construction and started November 2018, with 48 units complete to date. Developer has confirmed no delays to development and from their records site is fully complete.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site is under construction and has 8 outstanding units, which are forecast for year 1.						

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
48	8	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and has 8 outstanding units, which are forecast for year 1. This is not a disputed site.

Site Name: Former Lambton Cokeworks Site (Elba Park)			
SHLAA Ref: 061	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 09/02328/REM		Decision Date 1: 24/12/2009	
<p>Planning Details 1: 09/02328/REM - Reserved matters application to discharge conditions attached to the outline planning permission with respect to phase two of the development (254no. dwellings comprising 37no. 2bed houses, 71no. 3 bed houses, 125no. 4bed houses and 21no. 5bed houses) with new access from Blind Lane. (Amended plans received 12.11.09)</p> <p>16/00430/FUL - substitution of house styles for 120 homes of the 359 houses to enable better sales.</p>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 359	Units Complete: 335	Units Under Construction: 24	Units not started: 0
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available):</p> <p>Category A site with detailed consent and under construction for development of 359 dwellings. The site is nearing full completion with 18 units complete in 20/21 and the remaining 32 units set out within year 1 in line with previous annual delivery rates on this site. The Council considered the forecast to be reasonable and deliverable within the five year period.</p>			

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
327	32	0	0	0	0	0

STAGE 1: Site proforma returned? Yes	STAGE 1: Did SCC agree with Delivery Proforma?: Yes
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STAGE 1: Developer feedback to initial site forecast consultation
The developer responded to the initial consultation setting out that the scheme has 21 units remaining, which are all forecast for completion in year 1.

STAGE 1: Developer Outcome
Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:
Following the availability of the full 20/21 year completion data, council records indicate 26 completions undertaken in 20/21, as such this leaves 24 units outstanding. This data is slightly different from the developer, this will be due to a lag in data collection. For consistency reasons the council data is utilised and the 3 units have been included within year 1, totalling 24 units.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
335	24	0	0	0	0	0

Developers history of delivery in Sunderland and/or progress with site to date:
The developer has a good track record of housing delivery in the city. This is a large site with a total of 359 units over the two phases, which has been under construction for a number of years. The 1st phase is already complete and a number of units remaining on

2nd phase which are due for completion 21/22, which will then see the whole site complete.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction, with most units having already been completed. The developer has confirmed the anticipated delivery rates for the remaining units, albeit a slight discrepancy in the number of completed units which is due to data collection. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
335	24	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction, with most units having already been completed. The developer has confirmed the anticipated delivery rates for the remaining units. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Ryhope and Cherry Knowle Hospital			
SHLAA Ref: 062	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A/B	A/B Sub Category: A-Detailed consent B-Outline Consent/allocated site
Planning Ref 1: 16/01524/HYB		Decision Date 1: 26/06/2017	
<p>Planning Details 1: 16/01524/HYB - Hybrid planning application seeking full planning permission for demolition of existing buildings and erection of 304no. dwelling houses (Use Class C3) and associated infrastructure and outline planning permission (all matters reserved except access) to erect up to 496no. dwelling houses (Use Class C3) including care village (up to 80no. bed spaces), up to 700sqm. of shops/services (Use Class A1 and/or A2 and/or A3 and/or A4 and/or A5) and associated landscaping and infrastructure 1st phase of development which is the subject of the full element of the consent (304 units) is under construction (Barratt/David Wilson Homes)</p> <p>The site is the subject of an adopted Supplementary Planning Document (South Sunderland Growth Area- SSGA), which provides further guidance to this site and the wider area to ensure development is brought forward in a comprehensive manner.</p>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information:			
Sunderland City Council in partnership with Durham County Council submitted a funding bid to Ministry of Housing Communities and Local Government (MHCLG) in March 2019 as part of the Housing Infrastructure Fund (HIF). The HIF seeks to deliver new physical infrastructure to support new and existing communities; to make more land available for			

housing in high demand areas; to support ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply; and allow local authorities to recycle the funding for other infrastructure projects, achieving more and delivering new homes in the future.

The joint bid for £25.4 million sought to secure money towards new roads and infrastructure to support housing growth in the South Sunderland Growth Area (SSGA), with some additional housing in Durham, unlocking approximately 4066 homes across the two Local Authority areas (3,636 homes in Sunderland). The full funding award of £25.4m was approved as part of the Chancellor's budget announcements in April 2020 and has a spend date of March 2024 which is within the five year land supply timescales. This site forms part of the SSGA and will benefit from the HIF. With regards to the schemes related to HIF, the following update infrastructure improvements have been identified:-

School extensions/refurbishments- Two school extensions are required at Benedict Biscop and St Pauls, construction is underway and due to be completed July 2021, creating additional school places for September 2021. Two school refurbishments are to be undertaken, one is to provide SEND (Special Education Needs and Disability) provision at a local primary school and the other is to provide additional class room space at a local secondary school, both programmed for 2022-23.

New SEND School - A new SEND school, to replace the existing Sunningdale School and provide additional capacity, is to be provided in the vicinity of the SSGA, the site is within Council ownership. The planning application is now approved with works onsite due to commence Summer 2021.

Ryhope Doxford Link Road - Missing Link - There are two sections of the Ryhope Doxford Link Road (RDLR) that remain to be delivered, these are the 'Fourth Arm' and the 'Missing Link', for which funding is sought through Section 106 contributions. The 'Missing Link' section is included within the HIF to enable forward funding and early delivery of the scheme. In line with HIF timescales, the 'Missing Link' section has been designed to the preliminary stage, and the planning application submitted. Subject to planning permission and no unforeseen delays; the intention is to commence works on the 'Missing Link' in 2022/2023 with a construction programme of approximately 12 months, resulting in completion at a mid-point within the five-year period. The 'Fourth Arm' is to be constructed as part of Land North of Burdon Lane development. The development proposal was approved at planning committee in March 2021.

Both sections will fully complete the RDLR, (the missing link is essential to the full development of all four sites within SSGA and the fourth arm allows for further alternative routes and distribution across the local road network), providing a strategic

east to west road corridor connection; and greatly reduce the volume of traffic from SSGA related developments and alleviate impact on the Seaton Lane junction within Durham.

Seaham Road improvement scheme (Neighbouring County Durham) - A longer term highways scheme to address traffic growth in Seaham, County Durham has been funded through the HIF which will help alleviate traffic from SSGA but is not a planning requirement to be in place for developing the Sunderland housing schemes. The proposed works are programmed to start autumn 2021, with a 14 month construction programme, with completion anticipated December 2022.

In addition to HIF funding, funding has also been secured by Sunderland Council through the Growth and Housing Fund with the support of Highways England for the A19/A690 Durham Road Junction Improvement. This scheme involves improvements to two arms of the A19/A690 junction to increase capacity to address traffic growth from SSGA developments, but also additional trips generated by other development south of the River Wear. The improvements to the two arms started on site in July / August 2019 and were scheduled for completion April 2021, however the works are subject to a slight delay due to the COVID-19 pandemic).

S106 Contributions and delivery - It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for the 4 sites.

It is also worth noting that the infrastructure identified above is only required to deliver the full SSGA allocation of approximately 3,000 dwellings across the 4 sites. Early phases of all sites are possible prior to the completion of the infrastructure works.

Site Capacity: 800	Units Complete: 163	Units Under Construction: 48	Units not started: 589
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STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available):

Category A site with detailed consent and under construction. Site has two outlets on site and therefore the Council forecast delivery at a higher yield per annum (60 units), in line with the Council’s SHLAA Methodology and the developer’s previous forecasts. The 20/21 completions for this site (61 units) demonstrate that the two outlets have met the Council’s conservative forecast of 60 units per annum. Therefore, the Council considers the forecast of 60 units per annum to be reasonable and deliverable within the five year period.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
149	60	60	60	60	60	351

STAGE 1: Site proforma returned? Yes	STAGE 1: Did SCC agree with Delivery Proforma?: Yes
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STAGE 1: Developer feedback to initial site forecast consultation

The developer responded to the initial consultation indicating that as of 20/21 169 units have been completed and the remaining units are forecast for year 1,2 and 3 in line with the detailed consent. Home England who own the remainder of the site, which is subject to outline consent for the remainder of the units (496) have confirmed that delivery of these units will follow on from the Barratt scheme and once all highway works connected with the Housing Infrastructure Funding have been implemented, which is forecast for late 2022.

STAGE 1: Developer Outcome

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Following the availability of the full 20/21 year completion data, council records indicate 75 units have been complete on the site in 20/21, taking the total completions as of 20/21 to 163. This overall data is slightly different from the developers records, which is due to lag in data collection. To ensure consistency council data is utilised and the 6 unit difference are included within the remaining years forecasts. The forecasts set out by Barratt Homes are considered acceptable, however the forecasts from year 3 in part, (units subject to outline consent) have been reduced down to 40 per annum to reflect the fact that the developer and the number of outlets on site is not yet known.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
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163	60	60	60	40	40	377
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Developers history of delivery in Sunderland and/or progress with site to date:

The 1st phase of development, which is subject of the 2017 planning application is under construction as part of the full planning consent for 304 units, with both Barratt Homes and David Wilson Homes on site. This 1st phase has 141 units remaining. Barratt Homes and David Wilson Homes have a good track record of housing delivery within the city and this scheme has had very high numbers of completions in the first two years (84 and 75 units), which is in response to the site being a highly attractive greenfield, accessible site in a good market area.

The remaining 496 units, (of which 119 fall within the five-year land supply), which do not benefit from full planning consent are categorised as a Category B site, with the site being allocated in the CSDP and also being subject to outline consent. The remaining phases of the development are anticipated to begin once this 1st phase comes to an end and the land owner (Homes England) is currently having informal discussions with the council and potential developers regarding this. Discussions on this are being advanced due to the successful HIF bid and the funding now being in place for essential infrastructure. As the site is included within the SPD for South Sunderland Growth Area a number of high level desktop survey/assessment work was undertaken to inform the SPD. In addition to this further detailed site investigations, surveys and assessments were undertaken at the hybrid/outline planning application stage.

STAGE 1: Conclusion

The site has outline planning permission in place for 800 units, of which 304 have full consent and are being delivered by Barratt Homes, with 163 units already complete and the remaining 496 units subject to the outline consent. The forecast for the remaining units are considered deliverable based on previous completions on the site, which are exceeding 60 units each year.

A number of the units within the five-year supply (119, 39 in year 3 and 40 in year 4 and 5) fall within Category B and are subject to a CSDP site allocation and subsequently outline planning consent. Homes England have confirmed these will start to be delivered alongside the completion of the Barratt homes scheme in year 3, however these have been reduced down to 40 units per annum to reflect the fact that the developer at this point is unknown. Further information is awaited from Homes England on the timescales for submission of the reserved matters application.

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?

No

Final Forecast


Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
163	60	60	60	40	40	377

Final APS Conclusion

The site has outline planning permission in place for 800 units, of which 304 have full consent and are being delivered by Barratt Homes, with 163 units already complete and the remaining 496 units subject to the outline consent. The forecast for the remaining units subject to the full planning consent (Barratt Homes), are considered deliverable based on previous completions on the site, which are exceeding 60 units each year.

A number of the units within the five-year supply (119, 39 in year 3 and 40 in year 4 and 5) fall within Category B and are subject to a CSDP site allocation and subsequently outline planning consent. Homes England have confirmed these will start to be delivered alongside the completion of the Barratt homes scheme in year 3, however these have been reduced down to 40 units per annum to reflect the fact that the developer at this point is unknown. Further information is awaited from Homes England on the timescales for submission of the reserved matters application.

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Vaux Brewery (site of), Gill Bridge Avenue			
SHLAA Ref: 063	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: A	A/B Sub Category: Detailed Consent
Planning Ref 1: 15/02557/HY4		Decision Date 1: 24/08/2016	
<p>Planning Details 1: 16/01684/VAR - First (detailed) phase (7319 sq. m Gross External Area) to include 6319 sq. m (GEA) Office Accommodation (B1) and ground floor uses (1000 sq. m GEA) including leisure (D1, D2), food and drink (A3, A4) and retail uses (A1), stopping up of existing highways and creation of associated infrastructure including internal access roads, landscaping, public realm and the continuation of the Keel Line landscape feature.</p> <p>The application also seeks outline consent for up to 201 residential units, commercial uses including Offices (B1), Hotel (C1), Leisure (D1, D2), Food and Drink (A3, A4) Car Parking (Sui Generis) and Retail (A1) (maximum of 2499 sq. m for retail developments across the entire site) together with associated landscaping, car parking, public realm and creation of extended promontory to support the Keel Line beyond the upper site plateau. All matters apart from access to be reserved in relation to the outline element of the proposals. Stopping up of highway.</p>			
Planning Status 1: Permitted (Outline) – Not started			
Planning Ref 2 (if applicable): 21/00225/FU4		Decision Date 2: Awaiting signing of S106	
<p>Planning Details 2: Detailed planning application comprising 132 no. residential units, 154sqm of ancillary ground floor space (use classes E(a), E(b), E(g) and F2(b))) suitable for cafe, retail or community enterprise, and a community allotment known as 'Kingsley Gardens' on land to the North of St, Mary's Way, Sunderland, including parts of the former Vaux Brewery Site and Galley's Gill. (amended plans received 17 March 2021, including amendment to red line boundary shown on the location plan).</p>			
Planning Status 2: Approved subject to signing of the S106 agreement			
Funding information: N/A			

Site Capacity: 132	Units Complete: 0	Units Under Construction: 0	Units not started: 132
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STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available):

Category A site with detailed consent subject to the signing of the S106 agreement, which is expected May 202 for the development of 132 dwellings. This site is the most advanced of the Riverside sites. Initial residential development will be focused on the Vaux Brewery site which is in the full ownership of the Siglion/Council, with outline planning consent. The planning application was submitted February 2021 and has been approved subject to the signing of S106. The development has reduced in numbers and is now for 132 dwellings. This has resulted in the annual forecasts changing to 35 units in 22/23. 67 units in 23/24 ad 32 units in 24/25. The Council considers the developer forecast to be reasonable and deliverable within the five year period.

The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category A site.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	35	67	32	0	0

STAGE 1: Site proforma returned?

Yes

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes

STAGE 1: Developer feedback to initial site forecast consultation

The developer has confirmed that the forecasts set out are correct and the S106 is progressing and the anticipated date for signing and issuing of planning consent is May 2021.

STAGE 1: Developer Outcome

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The Council through its development partner (Siglion) is bringing forward the site for development. The site is an allocated site and has outline permission in place and a full application approved subject to the signing of the S106. The site forms the first phase of the wider Riverside Sunderland proposals which the Council is supporting to increase the resident population of the Urban Core. An SPD was adopted December 2020 to support the delivery of the Riverside Sunderland scheme. The council considers the projections to be realistic and deliverable.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	35	67	32	0	0

Developers history of delivery in Sunderland and/or progress with site to date:

The Vaux West residential development forms a key part of the City Council’s economic regeneration strategy and will be the first step towards doubling the City Centre population. The Riverside Sunderland Masterplan was launched in Autumn 2020 and the Riverside Sunderland SPD adopted in December 2020. Reserved matters application has been approved subject to signing of the S106, which is expected May 2021. Construction of the development is forecast to commence autumn 2021. The scheme will be delivered using modern methods of construction which will support an accelerated construction programme. The following survey/assessment work has been undertaken on the site:

- Air Quality assessment
- Arboricultural Impact Assessment
- Archaeological Assessment
- Daylight/Sunlight Assessment
- Drainage Strategy/FRA
- Ecological Impact Assessment
- Economic impact assessment
- Health Impact Assessment
- Noise Assessment
- Phase 2 geotechnical and geo environmental assessment
- Sustainability assessment
- Transport statement

The Council/Siglion are currently out to tender with submissions for developing the site, which are due back the end of May 2021 with a view to appointing a preferred developer in July 2021 and a potential start on site in September 2021.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site has outline planning consent and a full planning application has been approved subject to the signing of the S106, which is anticipated May 2021. The site is allocated in the CSDP. The Council through its development partner (Siglion) is bringing forward the site for development and works have progressed to enable delivery, with a start on site programmed for Autumn 2021. The Council will ensure that any necessary infrastructure is delivered as part of the scheme. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

The application was approved at the Council’s Committee meeting in March 2021, subject to the signing of the S016 agreement. This was anticipated to be signed in May, however it has been subject to a slight delay and is now expected to be signed and consent issued by end of July 2021.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	35	67	32	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is allocated in the CSDP and has been approved by the Council’s Planning Committee subject to signing of the S106 agreement, which is expected July 2021. The Council through its development partner (Siglion) is bringing forward the site for development and works (outside of the planning consent) have progressed to enable delivery, with a start on site programmed for Autumn 2021. The Council will ensure that any necessary infrastructure is delivered as part of the scheme. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Hylton Lane/Blaydon Ave, Hylton Lane						
SHLAA Ref: 079	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 20/01350/FU4			Decision Date 1: 20/11/2020			
Planning Details 1: Erection of 71 no. affordable residential dwellings (Class C3)						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 71	Units Complete: 0		Units Under Construction: 0		Units not started: 71	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): Category A site, with full planning consent in place. The initial forecasts are based upon the previous 2020 APS discussions with Gentoo and in line with the SHLAA methodology. The site is part of Gentoo Group's 5 Year Delivery Plan and is part of the Affordable Homes Programme, as such the delivery rates identified are in line with the Affordable Homes Programme schedule which supports higher rates of delivery on sites and tight construction timescales, to assist delivery of housing at pace. The Council considers the forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

0	40	31	0	0	0	0
STAGE 1: Site proforma returned?			STAGE 1: Did SCC agree with Delivery Proforma?:			
Yes			No			
STAGE 1: Developer feedback to initial site forecast consultation						
<p>The developer responded to the initial consultation stating that a start on site is anticipated Aug 2021 with all dwellings expected to complete during 2022. Notwithstanding the site being fully complete in 2022, the revised forecasts do not indicate any completions in year 1 when a start on site in August 2021 is indicated. The developer confirmed that this is due to the amount of infrastructure required on site.</p>						
STAGE 1: Developer Outcome						
Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
<p>The Council agree to the forecast that all units will be complete by 2022/23 as it is acknowledged that the site is funded as part of the Affordable Housing Programme and therefore completion dates are tied to this funding.</p>						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	71	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
<p>The site is a longstanding site allocation through the previous Unitary Development Plan (UDP), which was saved as part of the adoption of the CSDP. It is a greenfield site which has full planning in place. The site is part of Gentoo Group's 5 Year Delivery Plan and is part of the Affordable Homes Programme. Gentoo have a good track record of housing delivery within the city.</p>						
STAGE 1: Conclusion						
<p>The inclusion of this site and its trajectory is not disputed. The site has a full planning permission in place and has funding agreed as part of Gentoo's Affordable Housing</p>						

Programme. The end date for the site to be fully complete is agreed and as for all the completions being forecast for 22/23 with this being due to infrastructure requirements, this is considered reasonable. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	71	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has a full planning permission in place and has funding agreed as part of Gentoo’s Affordable Housing Programme. The end date for the site to be fully complete is agreed and as for all the completions being forecast for 22/23 with this being due to infrastructure requirements, this is considered reasonable. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Chapelgarth site			
SHLAA Ref: 081	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 16/00388/HY4		Decision Date 1: 21/12/2016	
<p>Planning Details 1: 16/00388/HY4 - Hybrid planning application - Outline planning application for up to 750no residential units, public open space and internal road network along with up to 1000sqm of ancillary commercial uses including Retail (A1), Financial and Professional Services (A2), Restaurant and Cafes (A3), Offices (B1) Non Residential (D1) and Assembly and Leisure (D2), together with associated landscaping and car parking.</p> <p>All Matters apart from access to be reserved in relation to the outline elements of the proposals.</p> <p>The development also seeks detailed consent for a first phase of infrastructure which shall include the creation of a new protected right turn junction into the site off, Weymouth Road, landscaping, and creation of attenuation ponds.</p>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 16/02356/LR4		Decision Date 2: 17/05/2017	
<p>Planning Details 2: Reserved Matters for up to 160no residential units, public open space, landscaping, and internal road networks along with up to 720sqm of Local Equipped Area for Play (LEAP) and 2.88ha of Suitable Alternative Natural Greenspace (SANG). Reserved Matters application is permitted and under construction. (Miller Homes)</p>			
Planning Status 2: Approved			
Planning Ref 3 (if applicable): 20/01323/LR4		Decision Date 3: 03/12/2020	
<p>Planning Details 3: Reserved Matters consent for up to 115 no residential units, landscaping, and internal road networks along with up to 505sqm of Local Equipped Area for Play (LEAP) and 2.07Ha of Suitable Alternative Natural Greenspace (SANG) (Hybrid approval ref : 16/00388/HY4). (Story Homes)</p>			

Planning Status 3: Approved

Planning Ref 4 (if applicable):

21/00142/LR4

Decision Date 4: 21/05/2021

Planning Details 4: Reserved Matters consent for Erection of 179no residential dwellings and associated engineering works (Hybrid approval ref: 16/00388/HY4). (Duchy Homes)

Planning Status 4: Approved

Funding information:

Sunderland City Council in partnership with Durham County Council submitted a funding bid to Ministry of Housing Communities and Local Government (MHCLG) in March 2019 as part of the Housing Infrastructure Fund (HIF). The HIF seeks to deliver new physical infrastructure to support new and existing communities; to make more land available for housing in high demand areas; to support ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply; and allow local authorities to recycle the funding for other infrastructure projects, achieving more and delivering new homes in the future.

The joint bid for £25.4 million sought to secure money towards new roads and infrastructure to support housing growth in the South Sunderland Growth Area (SSGA), with some additional housing in Durham, unlocking approximately 4066 homes across the two Local Authority areas (3,636 homes in Sunderland). The full funding award of £25.4m was approved as part of the Chancellor's budget announcements in April 2020 and has a spend date of March 2024 which is within the five year land supply timescales. This site forms part of the SSGA and will benefit from the HIF. With regards to the schemes related to HIF, the following update infrastructure improvements have been identified:-

School extensions/refurbishments- Two school extensions are required at Benedict Biscop and St Pauls, construction is underway and due to be completed July 2021, creating additional school places for September 2021. Two school refurbishments are to be undertaken, one is to provide SEND (Special Education Needs and Disability) provision at a local primary school and the other is to provide additional class room space at a local secondary school, both programmed for 2022-23.

New SEND School - A new SEND school, to replace the existing Sunningdale School and provide additional capacity, is to be provided in the vicinity of the SSGA, the site is within Council ownership. The planning application is now approved with works onsite due to commence Summer 2021.

Ryhope Doxford Link Road - Missing Link - There are two sections of the Ryhope Doxford Link Road (RDLR) that remain to be delivered, these are the 'Fourth Arm' and the 'Missing

Link', for which funding is sought through Section 106 contributions. The 'Missing Link' section is included within the HIF to enable forward funding and early delivery of the scheme. In line with HIF timescales, the 'Missing Link' section has been designed to the preliminary stage, and the planning application submitted. Subject to planning permission and no unforeseen delays; the intention is to commence works on the 'Missing Link' in 2022/2023 with a construction programme of approximately 12 months, resulting in completion at a mid-point within the five-year period. The 'Fourth Arm' is to be constructed as part of Land North of Burdon Lane development. The development proposal was approved at planning committee in March 2021.

Both sections will fully complete the RDLR, (the missing link is essential to the full development of all four sites within SSGA and the fourth arm allows for further alternative routes and distribution across the local road network), providing a strategic east to west road corridor connection; and greatly reduce the volume of traffic from SSGA related developments and alleviate impact on the Seaton Lane junction within Durham.

Seaham Road improvement scheme (Neighbouring County Durham) - A longer term highways scheme to address traffic growth in Seaham, County Durham has been funded through the HIF which will help alleviate traffic from SSGA but is not a planning requirement to be in place for developing the Sunderland housing schemes. The proposed works are programmed to start autumn 2021, with a 14 month construction programme, with completion anticipated December 2022.

In addition to HIF funding, funding has also been secured by Sunderland Council through the Growth and Housing Fund with the support of Highways England for the A19/A690 Durham Road Junction Improvement. This scheme involves improvements to two arms of the A19/A690 junction to increase capacity to address traffic growth from SSGA developments, but also additional trips generated by other development south of the River Wear. The improvements to the two arms started on site in July / August 2019 and were scheduled for completion April 2021, however the works are subject to a slight delay due to the COVID-19 pandemic).

S106 Contributions and delivery - It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for the 4 sites.

It is also worth noting that the infrastructure identified above is only required to deliver the full SSGA allocation of approximately 3,000 dwellings across the 4 sites. Early phases of all sites are possible prior to the completion of the infrastructure works.

Site Capacity: 750	Units Complete:	Units Under Construction:	Units not started:			
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available):</p> <p>Site has outline consent for 750 dwellings. Phase 1 is being delivered by Miller Homes who have reserved matters approval in place for 160 units, which is under construction. Phase 2 is to be delivered by Story Homes who have reserved matters approval in place for 115 units and anticipated to yield completions in year 1. Phase 3 is to be developed by Duchy Homes who currently have a reserved matters application pending for 179 units. As such 296 units remain under the outline consent.</p> <p>First phase currently under construction by Miller Homes. 75 completions have been undertaken as of 20/21 and the remaining units forecasts include each developer's programme which results in high delivery rates for years 2 through to 5, accounting for multiple outlets developing their respective phases on site at the same time.</p>						
<p>STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.</p>						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
75	60	75	60	60	60	360
<p>STAGE 1: Site proforma returned?</p> <p>Yes</p>			<p>STAGE 1: Did SCC agree with Delivery Proforma?:</p> <p>Yes</p>			
<p>STAGE 1: Developer feedback to initial site forecast consultation</p> <p>A response was received to the initial consultation from both Miller Homes and Story Homes who set out their intended build programme. Miller also confirmed the site had 78 completions as of 20/21. Following the availability of the full 20/21 completion data, council records indicate that the site had 48 units completed in 20/21, taking the total units complete to date to 86. This discrepancy in completion data to that of the developer is most likely due to data collection methods and as such for consistency council records are used and the additional units recorded as complete are deducted from Miller's final year.</p>						
<p>STAGE 1: Developer Outcome</p>						

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The build programme of both Miller Homes and Story Homes are considered reasonable and as such has been taken forward and will be delivered by year 4. With regards the phase being delivered by Duchy Homes as the planning application is still pending the units have been forecast for first 19 completions in year 2, followed by a rate of 30 per year.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
86	64	89	70	45	30	366

Developers history of delivery in Sunderland and/or progress with site to date:

The whole site was in the ownership of Siglion, (who are a fully Sunderland City Council owned and operated vehicle). Following the grant of full planning permission for the 1st phase of the development in 2017 for 160 units, this part of the site was sold to Miller Homes. The development of this 1st phase is well underway with 86 units complete. The site is considered a category A site. Story Homes have consent in place to deliver 115 dwellings which are all anticipated to be delivered in the five-year period. Duchy homes are delivering phase 3 which is currently subject to a pending planning application for 179 units. Both Miller Homes and Story Homes have a good track record of delivery within the city. The remainder of the site is still within the ownership of Siglion and is categorised as Category B sites (allocated in the CSDP and benefiting from outline consent). The site will have a total of six phases, with phase 4 and the additional two phases programmed after the first five -years.

The Chapelgarth development will benefit from the infrastructure being brought forward as part of the HIF and the Growth and Housing Fund highway improvements to the A19/A690.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed.

Phase 1 of the site is under construction, and the developers have confirmed the anticipated delivery rates for the remaining units and phase, with Duchy forecasts in line

with the previous APS in terms of start dates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation, however Duchy Homes have responded to the original e-mail sent at stage 1 confirming their build forecasts, (year 2- 34/ year 3- 41/ year 4- 40/ year 5- 40/ year 6 - 24).

STAGE 2: Council Response

Reserved matters consent has now been approved on phase 3, which is being delivered by Duchy Homes. The build forecasts confirmed by Duchy Homes are considered reasonable and deliverable and have been incorporated into the final site forecasts.

STAGE 3: Disputed site?

No


Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
86	64	104	81	55	40	320

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed.

Phase 1 of the site is under construction by Miller Homes, and the developers of phases 2 (Story Homes) and 3 (Duchy Homes), who have reserved matters consent in place, have confirmed the anticipated delivery rates for their phases. The site is still subject to outline consent for the remaining 296 units, which will comprise phases 4-6, however, these fall outside of the five-year time period. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Former Easington Lane Primary School Building			
SHLAA Ref: 086	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 18/01963/FU4		Decision Date 1: 02/05/2019	
Planning Details 1: 18/01963/FU4 - Erection of 116no dwellings including access, public open space, parking provision, hard and soft landscaping, and associated infrastructure - permitted 16/04/2019			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 116	Units Complete: 38	Units Under Construction: 78	Units not started: 0
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available):</p> <p>Category A site with detailed consent and under construction for development of 116 dwellings. When preparing the previous APS 20/21, no response was received from the applicant, as such due to COVID a cautious approach was taken to site delivery and first completions were scheduled for 21/22. However, records indicate 23 units were complete in 20/21, as such the remaining units have been forecast for delivery in years 1, 2 and 3. The Council considers the forecast to be reasonable and deliverable within the five year period.</p> <p>No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.</p>			

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
23	30	30	33	0	0	0

STAGE 1: Site proforma returned? Yes	STAGE 1: Did SCC agree with Delivery Proforma?: Yes
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STAGE 1: Developer feedback to initial site forecast consultation

The developer responded to the initial consultation indicating that 49 units were complete in 20/21, with the remaining 67 to be complete in year 1. Following the availability of the full 20/21 year completion data, council records indicate 38 units complete with 78 units remaining.

STAGE 1: Developer Outcome

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

In order to ensure completion data is consistent the council utilise their data sources for records of completions, as such 38 units have been included as complete for this site, with the remaining 78 phased over year 1 and 2. (The 67 indicated by the developer for 21/22 and the remaining 11 in 22/23).

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
38	67	11	0	0	0	0

Developers history of delivery in Sunderland and/or progress with site to date:

The development started a year earlier than anticipated and as such is now under construction and 38 units have been completed.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the anticipated delivery rates are consistent with the developers forecasts and considered reasonable based upon previous delivery in a COVID lockdown environment.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
38	67	11	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the anticipated delivery rates are consistent with the developers forecasts and considered reasonable based upon previous delivery in a COVID lockdown environment. This is not a disputed site.

Site Name: Former Dubmire Primary School, Britannia Terrace						
SHLAA Ref: 087	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 18/02002/FU4			Decision Date 1: 02/04/2019			
Planning Details 1: Erection of 17 residential dwellings with associated internal road layout and parking.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 17	Units Complete: 13	Units Under Construction: 4		Units not started: 0		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): Category A site with detailed consent and under construction for development of 17 dwellings. 12 units complete in 20/21 and the remaining 5 are under construction and forecast for completion in 21/22 in line with delivery assumptions outlined in the Council's SHLAA Methodology. The Council considers the forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
12	5	0	0	0	0	0

<p>STAGE 1: Site proforma returned?</p> <p>No</p>	<p>STAGE 1: Did SCC agree with Delivery Proforma?:</p> <p>N/A No proforma received</p>					
<p>STAGE 1: Developer feedback to initial site forecast consultation</p> <p>No response from developer at the initial consultation stage. As such forecasting remains in line with initial assumptions.</p>						
<p>STAGE 1: Developer Outcome</p> <p>No response received. Further contact and information will be sought where possible, through the APS process.</p>						
<p>STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:</p> <p>Following the availability of the full 20/21 year completion data, council records indicate 13 completions in 20/21, as such the forecasts have been slightly adjusted to take account of this.</p>						
<p>STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.</p>						
<p>Completions prior to 1/4/2021</p>	<p>Completions Year 1</p>	<p>Completions Year 2</p>	<p>Completions Year 3</p>	<p>Completions Year 4</p>	<p>Completions Year 5</p>	<p>Completions post 5 year period.</p>
<p>13</p>	<p>4</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>
<p>Developers history of delivery in Sunderland and/or progress with site to date:</p> <p>The site is under construction with all units commenced and 13 completed in 20/21. The remaining 4 units are expected to be complete in 21/22.</p>						
<p>STAGE 1: Conclusion</p> <p>The inclusion of this site and its trajectory is not disputed. The site is under construction with only 4 units remaining for completion. No further evidence has been presented to the Council to suggest non-delivery of the units.</p>						
<p>STAGE 2: Consultation Feedback</p> <p>No comments received to the consultation.</p>						

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
13	4	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction with only 4 units remaining for completion. No further evidence has been presented to the Council to suggest non-delivery of the units. This is not a disputed site.

Site Name: Southwick Primary School, Clarence Street						
SHLAA Ref: 091	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 19/01740/FU4			Decision Date 1: 24/07/2020			
Planning Details 1: Residential development comprising of 37no. units with associated access and landscaping and the stopping up of existing footpaths to the north of the site. (Amended Description 14/11/19)						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 37	Units Complete:		Units Under Construction: 24		Units not started: 13	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): Category A site with full planning permission in place. The 2020 APS indicated a start on site July 2020, with all units expected to be complete in year 1. The Council consider these forecasts to be reasonable and as such deliverable.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	37	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
The developer responded to the initial consultation indicating the site was slightly delayed in starting (September 2020). A lot of ground remediation and piling work was required which slowed progress, but evidence submitted indicates units under construction. The developer has confirmed expected completions Dec 21/Jan 22. The scheme is funded by Homes England affordable homes programme as such all units are required to be complete by end of March 2022.						
STAGE 1: Developer Outcome						
Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The Council agree with the forecasts submitted by the developer.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	37	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Category A site which has full planning permission in place. Works have started on site and completions are expected end of 21, early 22. The scheme is funded by Homes England affordable homes programme which requires all units to be complete by March 2022.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site is in the Brownfield Register and has full planning consent. The site is subject to Homes England funding to secure delivery. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	37	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is in the Brownfield Register, has full planning consent and is under construction. The site is subject to Homes England funding to secure delivery. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Ayton Village Primary School, Dunlin Drive, Ayton						
SHLAA Ref: 098	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 19/01484/FU4			Decision Date 1: 18/12/2019			
Planning Details 1: Construction of 56 dwelling houses and associated infrastructure						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 56	Units Complete: 0	Units Under Construction: 53		Units not started: 3		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): Category A site with detailed consent for the development of 56 dwellings. Site is under construction. Delivery forecast in line with previous completion data, as scheme was delayed due to COVID and completions were not expected until 21/22. The Council considers the developer forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	14	42	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
Developer responded to the initial consultation exercise indicating that the site is progressing well, with all completions programmed for end of 2021.						
STAGE 1: Developer Outcome						
Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
Clarity was sought with the developer around all 56 units being complete in 21/22, this is due to forward selling 28 of the units to a Registered Provider and sales on the remaining open market units going well. Additionally, as work started in Q1 of 2020 the developer is confident all units will be complete by December 2021. Forecasts have been amended to take account of the developer's programme of all site complete by end of 2021.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	56	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site is a brownfield site which was previously cleared prior to the subsequent acquisition of the site by the developer from the Council. Construction started on site in spring 2020. Site expected to be complete by the end of 2021.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site has full planning permission and is under construction with site completion expected end of 2021. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	56	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has full planning permission and is under construction with site completion expected end of 2021. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: High Ford Estate, Flodden Road			
SHLAA Ref: 106	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 11/01794/FUL		Decision Date 1: 25/10/2012	
Planning Details 1: Erection of (285) 2, 3 and 4 bedroom dwellings with associated highways, landscaped green spaces, car parking and stopping up of highway.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 285	Units Complete: 261	Units Under Construction: 5	Units not started: 19
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available):</p> <p>Category A site with detailed consent and under construction for development of 285 dwellings. Site nearing completion with 259 units complete as of 20/21, (of which 31 complete in 20/21). Remaining 26 units forecast for year 1.</p> <p>The Council considers the forecast to be reasonable and deliverable within the five year period and reflective of delivery rates on the site in previous years.</p> <p>No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.</p>			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
259	26	0	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Response from developer confirms the forecasts are correct.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Following the availability of the full 20/21 year completion data, council records indicate 33 units complete in 20/21, resulting in 24 units remaining for completion in year 1.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
261	24	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Large site with a long build out, development is nearing completion with 24 units remaining and anticipated to be complete within the next year. The developer has a good track record of housing delivery within the city.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site is under construction, with the majority of dwellings already having been completed, and the developer has confirmed the anticipated delivery rates for the remaining units.						

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
261	24	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction, with the majority of dwellings already having been completed, and the developer has confirmed the anticipated delivery rates for the remaining units. This is not a disputed site.

Site Name: Phases 1-6, Chester Road			
SHLAA Ref: 107	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A/B	A/B Sub Category: A-Detailed consent B-Brownfield Register
Planning Ref 1: 18/00255/FU4		Decision Date 1: 28/06/2019	
Planning Details 1: Construction of 118 dwelling houses, including drainage infrastructure, landscaping, public open space and stopping up of public highway.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 450 (118 1 st phase)	Units Complete: 0	Units Under Construction: 26	Units not started: 424
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available):			
<p>Category A site with detailed consent and under construction for the development's first phase (118 dwellings). Consent granted in 2019 and works on site have commenced. Gentoo indicated delivery as part the Council's yearly discussion regarding site delivery. The Council considers Gentoo's delivery forecasts to be reasonable and deliverable within the five year period given all pre-commencement conditions have been discharged and works have started on site.</p> <p>No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.</p>			

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	28	28	31	31	31	301

STAGE 1: Site proforma returned? Yes	STAGE 1: Did SCC agree with Delivery Proforma?: Yes
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STAGE 1: Developer feedback to initial site forecast consultation

Gentoo confirmed the anticipated build forecasts for the site, which are 26 a year for the first four years and stepping up to 30 thereafter. It is recognised that the site has full planning consent for 118 dwellings, as such 16 of the dwellings within year 5 fall under a Category B site, as the site is included within the brownfield land register. The developer has confirmed that this will be part of phase 2 of the scheme and the development will continue to build out, as this is the approach taken on other Gentoo schemes throughout the city.

STAGE 1: Developer Outcome

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The Council have updated the forecasts to be consistent with the latest projections by Gentoo.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	26	26	26	26	30	316

Developers history of delivery in Sunderland and/or progress with site to date:

The whole site is cleared and the new entrance is complete, with the S278 agreed, the new entrance will feed the full 450 units. All relevant pre-commencement conditions have been discharged. Works have started on the site which includes earth works and

construction of roads. Gentoo have a very good track record of housing delivery within the city. The 1st phase of development is for 118 dwellings, which is the subject of the full planning consent. Further phases are anticipated, but these will not come forward until year 5, of which 16 units are forecast within the five-year period and the remainder in the following years.

STAGE 1: Conclusion

Phase 1 of the development is under construction, with the planning application for phase 2 anticipated to be submitted once phase 1 is established and yielding completions. The developer has confirmed the anticipated delivery rates. The inclusion of this site and its trajectory is not disputed.

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	26	26	26	26	30	316

Final APS Conclusion

Phase 1 of the development is under construction, with the planning application for phase 2 (which is included on the Council’s Brownfield Register) anticipated to be submitted once phase 1 is established and yielding completions. The developer has confirmed the anticipated delivery rates. The inclusion of this site and its trajectory is not disputed. This is not a disputed site.

Site Name: Site of former Broomhill Estate.			
SHLAA Ref: 112	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 16/01161/FU4		Decision Date 1: 18/08/2017	
Planning Details 1: Demolition of the existing buildings on site, stopping up of highway and construction of 128 residential dwellings with associated infrastructure and landscaping.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 128	Units Complete: 117	Units Under Construction: 3	Units not started: 8
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available):</p> <p>Category A site with detailed consent, under construction for the development of 128 dwellings.</p> <p>Site is under construction and well progressed with 104 units complete and 24 remaining. The Council considers the forecast to be reasonable and deliverable within the five year period given Gentoo's previous delivery rates on the site, which were higher than the rates forecast in the five year period.</p> <p>No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.</p>			

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
104	24	0	0	0	0	0

STAGE 1: Site proforma returned? Yes	STAGE 1: Did SCC agree with Delivery Proforma?: Yes
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STAGE 1: Developer feedback to initial site forecast consultation
Gentoo responded to the consultation indicating that total completions for the site as of 20/21 is 119 units, with 9 remaining which are to be delivered in 21/22.

STAGE 1: Developer Outcome
Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:
Following the availability of the full 20/21 year completion data, council records indicate 34 completions in the 20/21 period, taking the total completions on the site to 117, with 11 units remaining. This is slightly different from Gentoo records, however for consistency the completions records held by the Council are utilised as there is often a lag due to receipt of data. As such the remaining 11 units have been programmed to complete in 21/22.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
117	11	0	0	0	0	0

Developers history of delivery in Sunderland and/or progress with site to date:
Site is under construction and well underway with 117 units already complete and the remaining 11 under construction. Gentoo have a very good track record of delivery within the city.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction, with the majority of units having already been completed and the developer has confirmed the anticipated delivery rates for the remaining units.

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
117	11	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction, with the majority of units having already been completed and the developer has confirmed the anticipated delivery rates for the remaining units. This is not a disputed site.

Site Name: Kidderminster Road						
SHLAA Ref: 711	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 19/00214/FUL			Decision Date 1: 01/11/2019			
Planning Details 1: 19/00214/FUL - Construction of 56no. residential dwellings (Use Class C3) on land south of Kidderminster Road - Application approved.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 56	Units Complete: 11	Units Under Construction: 42		Units not started: 3		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): Category A site with detailed consent for the development of 56 dwellings. It was anticipated that a small number of completions would take place in 20/21 (12 units), however no records of completions have been reported, albeit work has commenced on site. As such the delivery forecast in line with Gentoo's previous proforma were utilised and the 12 completions expected in 20/21 forecast forward to year 2. The Council considers the developer forecast to be reasonable and deliverable within the five year period given Gentoo's history of developing out sites across Sunderland.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

0	44	12	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded to the initial consultation setting out that 12 units have been complete and the remaining 44 are forecast for 21/22. The developer has set out that the site was delayed by 9 weeks due to COVID and adverse weather. Practical Completion of all dwellings expected August 2021.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Following the availability of the full 20/21 year completion data, council records indicate that 11 units were complete in 20/21, as such this data has been utilised to ensure consistency. As such the Council have revised the forecasts in alignment with Gentoo's revised trajectory and accounted for the additional unit that Gentoo state is complete within year 1.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
11	45	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Site has commenced and has 11 units complete with the remaining units expected to be complete by August 2021. The developer has a very good track record of housing delivery within the city						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent and is under construction. The developer has confirmed the anticipated delivery						

rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
11	45	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent and is under construction. The developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Black Boy Road land at (Site A)			
SHLAA Ref: 128	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 16/02123/OU4		Decision Date 1: 30/01/2019	
Planning Details 1: Outline planning application for residential development of up to 141 dwellings with all matters reserved except access, which will be taken directly from Black Boy Road.			
Planning Status 1: Permitted (Outline) – Not started			
Planning Ref 2 (if applicable): 19/01826/REM		Decision Date 2: 22/02/2021	
Planning Details 2: Application for Reserved Matters (appearance, layout, landscaping and scale) pursuant to outline planning permission ref. 16/02123/OU4 for the erection of 141 dwelling houses.			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 141	Units Complete: 0	Units Under Construction: 2	Units not started: 139
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): Category A site with full planning consent for the development of 141 dwellings. Build forecasts are based upon previous APS, which indicated a start on site in 2021 and as such includes all units within the five-year period These forecasts were agreed with the developer and in line with the SHLAA methodology. The Council considers the developer forecast to be reasonable and deliverable within the five year period.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	15	30	30	30	36	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded to the initial consultation setting out slightly revised forecasts for the site, which reduces the units expected to be complete in year 1 and pushes 11 units into year 6.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The Council agree with the revised forecasts put forward by the developer.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	10	30	30	30	30	11
Developers history of delivery in Sunderland and/or progress with site to date: All key site investigations and surveys were undertaken at the outline planning application stage and any additional surveys required were submitted to support the reserved matters application. The developer anticipates a start on site in 2021, with 10 units to be delivered in the first year. The developer has a good track record of housing delivery within the city.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site has full planning consent. The forecasts reflect those indicated by the developer. No further evidence has						

been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	10	30	30	30	30	11

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has full planning consent. The forecasts reflect those indicated by the developer. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Land at North Road			
SHLAA Ref: 138	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 11/02362/OUT		Decision Date 1: 29/07/2016	
Planning Details 1: Outline application for residential development with all matters reserved. (Environmental Statement Received 13.08.12). (Amended plans and additional information received 07.06 13).			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 17/00806/REM		Decision Date 2: 02/02/2018	
Planning Details 2: Reserved matters application following grant of outline planning permission (11/02362/OUT) for the erection of 300no. Dwellings			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 300	Units Complete: 69	Units Under Construction: 33	Units not started: 198
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): Category A site with detailed consent and under construction for development of 300 dwellings, with 40 completions in 20/21. The proposed annual forecasts for 2021/22 have been adjusted upwards slightly to take into account completion data for 2020/21 (which accounted for COVID adjustments), which exceeded the forecasts of 28 units set through the 2020/21 APS. The Council considers the forecast to be reasonable and deliverable within the five year period.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
73	40	40	40	40	40	27
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Persimmon responded to the initial consultation indicating that 70 completions to date, with the majority of the remaining units forecast for the five-year period, albeit 18 units which fall within year 6.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Following the availability of the full 20/21 year completion data, council records indicate 69 completions to date, of which 40 complete in 20/21. (A data collection error in relation to plot numbers previously recorded an incorrect number of 73 completions in the stage 1 initial forecasts). To ensure consistency the 69 units have been taken into account as complete and the additional unit Persimmon indicate as complete has been included within year 6 completions.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
69	47	45	40	40	40	19
Developers history of delivery in Sunderland and/or progress with site to date: Persimmon Homes who are delivering the site have a good track record of housing delivery within the city. First completions were recorded in September 2019 and as such the site is well underway with 40 completions in 20/21. The accelerated construction on this site is due to the site being an attractive greenfield site in a good market area and the products available meeting the market demands.						

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates, which are considered deliverable based on 20/21 completion data in a COVID environment. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
69	47	45	40	40	40	19

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates, which are considered deliverable based on 20/21 completion data in a COVID environment. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Former Chilton Moor Cricket Club, Black Boy Road						
SHLAA Ref: 142	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 15/00691/OUT			Decision Date 1: 13/12/2017			
Planning Details 1: Outline planning application for residential development comprising of 45no Dwellings - approval sought for appearance, layout, scale & access.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable): 19/00253/FUL			Decision Date 2: 14/06/2019			
Planning Details 2: Erection of 34 no. dwellings with associated access, landscaping and sustainable drainage system						
Planning Status 2: Approved						
Funding information: N/A						
Site Capacity: 34	Units Complete: 32	Units Under Construction: 2		Units not started: 0		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): Category A site with detailed consent for 34 units. Site is currently under construction with 22 units complete with the remaining 12 expected to be complete in 21/22. This site is expected to deliver all the units within the five year period. No evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

22	12	0	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation In response to the initial consultation the developer confirmed that 32 units are now complete, with the remaining 2 to be complete in 21/22.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Following the availability of the full 20/21 year completion data, council records indicate 32 units have been complete. As such the remaining 2 units have been forecast for year 1, in line with the developers response.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
32	2	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Records indicate 32 units have been complete.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site is under construction and has 32 units complete, the developer has confirmed the anticipated delivery rates for the remaining units.						
STAGE 2: Consultation Feedback No comments received to the consultation.						

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
32	2	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and has 32 units complete, the developer has confirmed the anticipated delivery rates for the remaining units. This is not a disputed site.

Site Name: Seaburn Camp, Whitburn Road (North)						
SHLAA Ref: 154A	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 18/00609/FU4			Decision Date 1: 29/04/2019			
Planning Details 1: Development of 64 dwellings along with associated access, landscaping and other ancillary development.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 64	Units Complete: 27	Units Under Construction: 16		Units not started: 21		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): Category A site with detailed consent and under construction for development of 64 dwellings, with 21 completions in 20/21. The Council forecast site delivery based on the 20/21 completions of 21 in COVID conditions and the assumptions set out within the Council's SHLAA Methodology. The Council considers the forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
21	30	13	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
The developer responded to the initial consultation indicating that 27 units have been complete, with the 37 remaining to be complete in 21/22. Following the availability of the full 20/21 year completion data, council records also indicate 27 completions.						
STAGE 1: Developer Outcome						
Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The Council has taken forward the delivery forecast based on the information received from Miller Homes supporting the projections.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
27	37	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Miller Homes developing the site with 27 units now complete and 37 forecast for completion in 21/22. Miller Homes have a good record of housing delivery on sites within the city.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest non-delivery of the units.						
STAGE 2: Consultation Feedback						
No comments received to the consultation.						

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
27	37	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest non-delivery of the units. This is not a disputed site.

Site Name: Land at Lambton Lane			
SHLAA Ref: 194	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: B	A/B Sub Category: Brownfield Register
Planning Ref 1: 17/00589/FUL		Decision Date 1: Application pending	
<p>Planning Details 1: Demolition of existing scrapyard and Cosyfoam industrial unit and erection of 271no residential dwellings with associated access, landscaping and infrastructure.</p> <p>Demolition of existing scrapyard and Cosyfoam industrial unit and erection of 252 no residential dwellings with associated access, landscaping and infrastructure (AMENDED DESCRIPTION - FEBRUARY 2019).</p>			
Planning Status 1: Application pending			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 252	Units Complete: 0	Units Under Construction: 0	Units not started: 252
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available):</p> <p>Category B site, on the Brownfield Register with a full application pending for the development of 252 dwellings. A full application is pending on this site, however significant progress has been made regarding the outstanding matters in relation to the application. The Council is currently awaiting the submission of a Viability Assessment (VA) before the application can go before the Development Management Committee. The forecasts have been set in line with the 20/21 APS which were agreed with the developer. The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category B site.</p>			

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	15	30	30	30	30	117

STAGE 1: Site proforma returned? Yes	STAGE 1: Did SCC agree with Delivery Proforma?: No
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STAGE 1: Developer feedback to initial site forecast consultation
The developer responded to the initial consultation confirming the same forecasts.

STAGE 1: Developer Outcome
Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:
Having discussed the pending application in more detail with the Case Officer and due to the timescales of receiving information from the developer, it is considered that first completions will not be achievable in year 1, as such the site has been pushed back by a year, with first completions expected in 22/23.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	15	30	30	30	147

Developers history of delivery in Sunderland and/or progress with site to date:
The developer, Persimmon Homes, has an option on the site to purchase, subject to gaining planning consent. All relevant site investigations and survey work have been undertaken as part of the preliminary work for submitting the planning application.
The developer has a very good track record of housing delivery within the city. The developer has a number of sites within the city and has taken on large brownfield sites (as

well as greenfield sites), which tend to have a number of issues, however once resolved and permission is granted the developer is generally very quick to start on site.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is in the Brownfield Register and has full planning consent pending. The city council are waiting on the submission of a viability assessment from the developer, which is taking longer than anticipated. As such the forecasts have been pushed back by a year to account for this. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	15	30	30	30	147

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is in the Brownfield Register and has full planning consent pending. The city council are waiting on the submission of a viability assessment from the developer, which is taking longer than anticipated. As such the forecasts have been pushed back by a year to account for this. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Land to the east of former Broomhill Estate						
SHLAA Ref: 197	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 14/00090/FUL			Decision Date 1: 22/04/2015			
Planning Details 1: Construction of 102 dwellings with associated garages, roads and infrastructure and public open space. Development to include stopping up of section of bridleway and change of use of section of bridleway to all purpose highway and provision of new crossing point for bridleway users.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable): 18/00075/FUL			Decision Date 2: 05/11/2019			
Planning Details 2: Erection of 99 dwellings with associated roads, infrastructure and public open space.						
Planning Status 2: Approved						
Funding information: N/A						
Site Capacity: 99	Units Complete: 0		Units Under Construction: 7		Units not started: 92	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): Category A site with detailed consent for the development of 99 dwellings. Delivery forecast In line with developer's previous proforma. The Council considers the developer forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

0	9	30	30	30	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Developer confirmed that the site has no known delivery issues and work has commenced on site. A revised delivery forecast was also submitted, with all units to be complete by 23/24.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The developer's revised forecasts seem reasonable and deliverable and as works have started on site the revised forecasts have been taken forward.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	27	36	36	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Developer has a very good track record of housing delivery within the city. This development, which has now commenced is phase 2 of site no. 112 also being delivered by Gentoo.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent, development has commenced and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
STAGE 2: Consultation Feedback No comments received to the consultation.						

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	27	36	36	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent, development has commenced and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Eastbourne Square, Carley Hill						
SHLAA Ref: 243	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A			A/B Sub Category: Detailed consent	
Planning Ref 1: 20/01208/FUL			Decision Date 1: 20/11/2020			
Planning Details 1: Erection of 24no. residential units with associated hard and soft landscaping and access arrangements (Revised plans received 13.10.2020)						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 24	Units Complete: 0	Units Under Construction: 0		Units not started: 24		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): Site has full planning permission in place for 24 dwellings and as such is a category A site. In line with the SHLAA methodology completion forecasts have been set at year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	24	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?:			

							Yes
STAGE 1: Developer feedback to initial site forecast consultation							
The developer responded to the initial consultation confirming that the start on site was March 2021. Statutory diversions and disconnections causing a delay. Practical completion of all dwellings expected June 2022.							
STAGE 1: Developer Outcome							
Agreement with initial forecast.							
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:							
The completion forecasts are in line with the developers programme and anticipated for year 2.							
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.							
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.	
0	0	24	0	0	0	0	
Developers history of delivery in Sunderland and/or progress with site to date:							
Site has full planning permission in place and works have started. Gentoo have a very good track record of housing delivery within the city and as such it is expected that the site will be complete within the anticipated timescales.							
STAGE 1: Conclusion							
Site has full planning permission in place for 24 units, works on site have been delayed due to statutory diversions and disconnections. However, the developer is anticipating the site to be complete by June 2022. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period.							
STAGE 2: Consultation Feedback							
No comments received to the consultation.							

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	24	0	0	0	0

Final APS Conclusion

Site has full planning permission in place for 24 units, works on site have been delayed due to statutory diversions and disconnections. However, the developer is anticipating the site to be complete by June 2022. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Hetton Downs Phase 2			
SHLAA Ref: 328	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 17/02178/FU4		Decision Date 1: 4/18/2019	
Planning Details 1: Construction of 112no. dwelling houses with associated works including demolition of existing buildings, stopping up of existing highways, accesses, public open space and infrastructure.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 101 (The initial planning application was for 112 units, however a parcel of land was withdrawn from the sale, as such total units to be built is 101).	Units Complete: 18	Units Under Construction: 8	Units not started: 75
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): Category A site with detailed consent for development of 101 dwellings. Site under construction and well progressed with 17 completions in 20/21. The developer has a good record of site delivery in Sunderland. The forecast site delivery aligns with the completions for 20/21 in a COVID environment and assumptions set out in the Council's			

SHLAA Methodology. The Council considers the forecast to be reasonable and deliverable within the five year period.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
17	35	35	14	0	0	0

STAGE 1: Site proforma returned?

Yes

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes

STAGE 1: Developer feedback to initial site forecast consultation

The developer responded via the initial consultation indicating only 11 completions, not the 17 set out within the pro-forma.

STAGE 1: Developer Outcome

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Following the availability of the full 20/21 year completion data, council records indicate 18 units completed on the site. Notwithstanding the e-mail from Gleeson Homes, for consistency and to ensure records remain accurate, the Council has updated the trajectory in line with council recorded completions. It is not considered that this slight discrepancy in completion numbers impacts upon the five year land supply.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
18	36	36	11	0	0	0

Developers history of delivery in Sunderland and/or progress with site to date:

Phase 2 of a regeneration programme for this former coalfield area. Gleeson Homes delivered the 1st phase, which was complete in 2019. This 2nd phase followed on from

the completion of phase 1 and is progressing with 18 units now complete. Gleeson have good rates of housing delivery within the city. The initial planning application was for 112 units, however a parcel of land was withdrawn from the sale, as such total units to be built is 101.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
18	36	36	11	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Philadelphia Complex			
SHLAA Ref: 330A	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 14/00538/HYB		Decision Date 1: 10/06/2016	
<p>Planning Details 1: Hybrid Planning Application - Part Full, Part Outline</p> <p>Full planning application for change of use and refurbishment of the listed former power station and annexe with associated internal and external works to create learning and enterprise building (use classes B1 and/ or D1 and ancillary A3); refurbishment of the other 5 listed buildings and 2 non-listed buildings (Philadelphia Complex) comprising internal and external works for uses within use classes B1 and/ or B2 and/ or B8.</p> <p>Outline planning application for mixed use development comprising up to 500 dwellings (use class C3); food store (use class A1); local retail facilities comprising of use classes A1 and / or A2 and/ or A3 and/ or A5; public realm enhancements comprising hard and soft landscaping to create employment zone with associated access roads (requiring stopping up of the highway), landscaping and infrastructure works.</p>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 17/02246/REM		Decision Date 2: 21/02/2018	
Planning Details 2: Reserved Matter relating to affordable housing provision, namely the erection of 13 bungalows, to the outline element of 14/00538/HYB.			
Planning Status 2: Complete			
Planning Ref 3: 19/00804/REM		Decision Date 3: 26/02/2021	
Planning Details 3: Reserved matter application pursuant to 14/00538/HYB, seeking approval of the details of access, appearance, landscaping, layout and scale for the erection of 452 residential units on Phase 1(a), 2(a), 3 and 4.			

Planning Status 3: Approved						
Funding information: N/A						
Site Capacity: 465	Units Complete: 13		Units Under Construction: 0		Units not started: 452	
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available):</p> <p>Category A site with full planning permission in place for the development of 452 dwellings. The completions undertaken in 19/20 and 20/21 relate to the affordable element of the scheme which was subject to a separate planning application for 13 units. As such, the total units with full planning consent is 465. The forecasts for delivery have been carried forward from the previous APS which were agreed with the developer. The council considers the forecast to be reasonable and deliverable within the five year period.</p>						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
13	20	40	40	40	40	272
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded to the initial consultation confirming the proposed build out rates.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The Council have taken forward the projections which reflect Persimmon’s latest forecasts for the site.						

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
13	20	40	40	40	40	272

Developers history of delivery in Sunderland and/or progress with site to date:

The site has full planning consent in place for 465 units. The majority of the site is brownfield, with an element of greenfield and as such the buildings required to be removed for housing development have been demolished. The 13 affordable housing units which formed part of a separate reserved matters approval are now complete. The developer, Persimmon Homes has a good track record of housing delivery within the city.

STAGE 1: Conclusion

The site has full planning permission in place and the developer has confirmed the delivery forecasts, which are considered acceptable and in line with the SHLAA methodology. Units are now complete for a separate reserved matters application, which is within the site boundary and part of the wider scheme for the affordable units. The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
13	20	40	40	40	40	272

Final APS Conclusion

The site has full planning permission in place and the developer has confirmed the delivery forecasts, which are considered acceptable and in line with the SHLAA methodology. Units are now complete for a separate reserved matters application, which is within the site boundary and part of the wider scheme for the affordable units. The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Washington Football Club, Spout Lane (Albany Park)						
SHLAA Ref: 258	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 19/01252/FUL			Decision Date 1: 18/11/2020			
Planning Details 1: Construction of 76 dwellings, provision of open space and associated infrastructure. (Amended description, updated plans & reports)						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 76	Units Complete: 0		Units Under Construction: 0		Units not started: 76	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): Planning permission granted in November 2020 for a 76 dwelling scheme (of which all units are to be affordable). Category A site and as such completions have been forecast for year 2 at 30 units per year, in line with SHLAA methodology.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	30	16	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A No proforma received				
STAGE 1: Developer feedback to initial site forecast consultation						
No response was received from the developer at the initial consultation stage, as such the initial forecasts were taken forward.						
STAGE 1: Developer Outcome						
No response received. Further contact and information will be sought where possible through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The Council has taken forward the original forecasts as no response was received.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	30	16	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Site has full planning permission in place for 76 units and is to be delivered as a 100% affordable scheme by Karbon Homes. The site is a former football pitch and as such in order to satisfy the loss of playing field a S106 agreement is in place for the developer to make a financial contribution toward the replacement of a football ground that is, at least, of equivalence (e.g. including standing and/ or floodlighting) within the Washington Area.						
STAGE 1: Conclusion						
Site with full planning permission in place, therefore a category A site. Forecasts and annual completions have been set in line with the SHLAA methodology and as such the site is considered deliverable within the five-year period.						

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	30	16	0	0

Final APS Conclusion

Site with full planning permission in place, therefore a category A site. Forecasts and annual completions have been set in line with the SHLAA methodology and as such the site is considered deliverable within the five-year period. This is not a disputed site.

Site Name: Land to the East of Durham Road and Tudor Grove						
SHLAA Ref: 324	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 14/01638/FUL			Decision Date 1: 03/06/2015			
Planning Details 1: 14/01638/FUL - Proposed executive residential development for 8 no. bespoke eco homes (amended details received 8/1/15)						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 8	Units Complete: 4	Units Under Construction: 4	Units not started: 0			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): Category A site with detailed consent and under construction for development of 8 dwellings. The Council forecast site delivery based on the assumptions set out within the Council's SHLAA Methodology. The Council considers the forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
4	4	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A No proforma received				
STAGE 1: Developer feedback to initial site forecast consultation						
No response received to the initial consultation as such the forecasts have been taken forward as originally set out.						
STAGE 1: Developer Outcome						
No response received. Further contact and information will be sought where possible, through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The Council has taken forward the original forecasts as no response was received.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
4	4	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Small site for 8 units, 4 complete with the remaining 4 under construction and anticipated for 21/22 completion.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site is under construction, with 2 further units completed in 20/21 and the remaining 4 forecast for year 1. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
STAGE 2: Consultation Feedback						
No comments received to the consultation.						
STAGE 2: Council Response						
N/A						

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
4	4	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction, with 2 further units completed in 20/21 and the remaining 4 forecast for year 1. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Land at Mill Hill, Silksworth Road			
SHLAA Ref: 342	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 14/01461/OUT		Decision Date 1: 11/08/2017	
Planning Details 1: 14/01461/OUT - Residential development of up-to 250 no. residential dwellings, including landscaped open space and footpath connections, and details of site access (AMENDED PLAN)			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 18/01877/REM		Decision Date 2: 15/11/2019	
Planning Details 2: Reserved matters application relating to details of appearance, landscaping, layout and scale pursuant to outline approval 14/01461/OUT for the erection of 250no (c3) residential dwellings. AMENDED RED LINE AND PLANS.			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 250	Units Complete: 2	Units Under Construction: 41	Units not started: 207
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available):			
<p>Category A site with detailed consent for the development of 250 dwellings. Through the 2020/21 APS it was anticipated that the scheme would have yielded completions in year 2020/21, however as this is not the case, the total units numbers have been forecast within the five year period.</p> <p>Developer delivery proforma submitted.</p> <p>No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.</p>			

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	20	30	30	30	30	110

STAGE 1: Site proforma returned? Yes	STAGE 1: Did SCC agree with Delivery Proforma?: Yes
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STAGE 1: Developer feedback to initial site forecast consultation
Persimmon responded to the initial consultation confirming that no units have yet been complete and the forecasts are in line with what is anticipated for the site.

STAGE 1: Developer Outcome
Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:
Following the availability of the full 20/21 year completion data, council records indicate 2 units have been complete on the site. As such the initial forecasts have been carried forward with the 2 completed units taken from the final year completion data.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
2	20	30	30	30	30	108

Developers history of delivery in Sunderland and/or progress with site to date:
Large greenfield site within a good market area, developer has good rate of delivery within the city. Development started on site.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site has commenced and the developer has confirmed the anticipated delivery rates. (Albeit a slight data collection difference with 20/21 completion data).

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
2	20	30	30	30	30	108

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has commenced and the developer has confirmed the anticipated delivery rates. (Albeit a slight data collection difference with 20/21 completion data). This is not a disputed site.

Site Name: Burdon Road/Hall Farm Road, land at			
SHLAA Ref: 356	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 13/00799/FUL		Decision Date 1: 19/09/2018	
<p>Planning Details 1: 13/00799/FUL - Erection of 114 dwellings; formation of vehicular and pedestrian accesses, including pedestrian footpath and cycle links; provision of a swale, landscaping and associated works (Amended description (19 June 2015) and site location plan (17 June 2015)).</p> <p>Amended description reduced dwelling capacity down to 109 dwellings.</p>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 109	Units Complete: 41	Units Under Construction:	Units not started:
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available):</p> <p>Category A site with detailed consent and under construction for development of 109 dwellings. 19 units complete in 20/21. The Council forecast site delivery based on the assumptions set out within the Council's SHLAA Methodology and the 20/21 APS. The Council considers the forecast to be reasonable and deliverable within the five year period.</p>			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
34	32	36	7	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation A response received from the developer at the initial consultation stage indicated 40 units complete to date, with the remaining 69 phased over the next 3 years.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Following the availability of the full 20/21 year completion data, council records indicate 26 units complete for 20/21, giving a total of 41 to date. The Council have adjusted the forecasts to be consistent with their own records and adjusted the annual forecasts slightly to account for this.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
41	34	34	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Site is progressing with 41 units complete. Bellway have a good track record of housing delivery in the city, averaging 47 units per year.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates (albeit a slight change with the one unit programmed for year 23/24). No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
41	34	34	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates (albeit a slight change with the one unit programmed for year 23/24). No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Coaley Lane, Land south of						
SHLAA Ref: 367	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 16/02357/FUL			Decision Date 1: 15/02/2018			
Planning Details 1: Erection of 128 dwellings including associated infrastructure, access, landscaping, open space and SuDS (Sustainable Drainage System) (as amended).						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 128	Units Complete: 37	Units Under Construction: 24		Units not started: 67		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): Category A site with detailed consent and under construction for development of 128 dwellings. Site delivery forecast based on yearly site delivery discussions with Gentoo and in line with SHLAA methodology. The site is currently under construction and well progressed, with 19 further completions in 20/21. Gentoo have a good track record of delivery of sites in Sunderland. The Council considers the forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

30	26	26	26	20	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Email received from Gentoo following the initial consultation indicating 38 completions to date, with the remaining units to be delivered over the next 3 years, 38 in year 1, followed by 26 units in year 2 and 3.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Following the availability of the full 20/21 year completion data, council records indicate 25 units complete in 20/21, totalling 37 to date, slight difference from Gentoo records, which is a result of data collection timing. The Council has adjusted the projections to reflect this council data and ensure consistency with records. The remaining units have been forecast in line with the figures submitted by Gentoo, albeit the additional 1 unit has been included in year 3 total.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
37	38	26	27	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Developer has very good record of housing delivery within the city. The site is progressing well with 37 units complete and the remaining units forecast for the next 3 years.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
37	38	26	27	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Ennerdale Street, Low Moorsley, Land at			
SHLAA Ref: 388	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: B	A/B Sub Category: Outline consent
Planning Ref 1: 12/01125/OUT		Decision Date 1: 06/07/2017	
Planning Details 1: Proposed residential development comprising 40no. Residential dwellings with associated landscaping and access.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 21/00561/REM		Decision Date 2:	
Planning Details 2: Reserved matters approval for appearance, layout, design and landscaping in relation to planning application 12/01125/OUT (Proposed residential development comprising 40 no. residential dwellings with associated landscaping and access.)			
Planning Status 2: Pending			
Funding information: N/A			
Site Capacity: 40	Units Complete: 0	Units Under Construction: 0	Units not started: 40
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available):			
<p>Category B site with outline consent for the development of 40 dwellings. A reserved matters application was submitted in March 2021 for the site. The owner has an outline application pending for 82 units on an adjoining site. On approval of this application, the Council understands it is the intention of the owner is to bring forward both sites together as one larger site. However, delivery has been forecast for the outline consent of 40 units only, starting delivery from year 4 and continuing into year 5. Delivery forecasts starting in year 4 take account of the developer's intentions for development with an adjoining , non-consented site. The Council considers the developer forecast to be reasonable and</p>			

deliverable within the five year period. The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category B site.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	10	30	0	0

STAGE 1: Site proforma returned?

Yes

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes

STAGE 1: Developer feedback to initial site forecast consultation

The agent for the land owner responded to the initial consultation confirming that the build rates of 10 units in 23/24 and 30 units in 24/25 are acceptable and deliverable.

STAGE 1: Developer Outcome

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

No changes to projections proposed. Reserved matters application has now been submitted (March 21). Only completions relating to front part of site which is subject to outline planning permission (and pending Reserved Matters application) have been included within the five year trajectory.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	10	30	0	0

Developers history of delivery in Sunderland and/or progress with site to date:

The planning application was submitted/validated in January 2013 for this long-standing allocated housing site. The application was first reported to Planning Committee in February 2013 where the outstanding issue related to the signing of a S106 agreement for

affordable housing and children’s play space. Due to delays in signing the S106 agreement the planning permission was not granted until July 2017. The site is in the full ownership of the applicant, who also has a current outline planning application pending on an adjoining site which he owns. The landowner’s intentions are to bring forward the two sites together as one development site. A Reserved Matters application is also currently pending, having been submitted March 2021. The agent has confirmed that the owner has a developer on board to deliver the scheme.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site has is saved UDP site allocation and has outline consent, with a Reserved Matters application pending. The landowner has indicated their intention to develop this site alongside an adjacent site for which a planning application has been submitted and is pending awaiting S106 agreement. The site promoter has indicated they have a developer on board. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

STAGE 2: Council Response


STAGE 3: Disputed site?

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	10	30	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has is saved UDP site allocation and has outline consent, with a Reserved Matters application pending. The landowner has indicated their intention to develop this site alongside an adjacent site for which a planning application has been submitted and is pending awaiting S106 agreement. The site promoter has indicated they have a developer on board. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Land north east of Mount Lane, Springwell Village			
SHLAA Ref: 407c	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 20/01754/FUL		Decision Date 1: 07/05/2021	
Planning Details 1: Residential development of 75 dwellings (Use Class C3) including 15% affordable housing, vehicle access from Mount Lane, landscaping, public open space, pedestrian footpath, children's play area, surface water flood attenuation, and associated ancillary works.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 75	Units Complete: 0	Units Under Construction: 0	Units not started: 75
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): Category A site, allocated housing site within the CSDP for 60 units. Full planning consent for the development of 75 dwellings was granted May 2021 . The forecasting has reflected the increased site capacity and the fact that full planning permission is in place. The Council considers the forecast to be reasonable and deliverable within the five year period and in line with the methodology of the SHLAA. The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category A site.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	25	25	25	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded to the initial consultation with revised forecasts for the site and confirming that the site is clear, has no ownership or financial issues, no abnormal costs that will affect delivery or legal constraints. The site is ready to start and waiting upon the expiry of the judicial review period and the signing/agreement of the S.106 which is anticipated early May 21 (which has now been signed). The dwellings on the scheme are due to be marketed circa August 2021.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The Council agree with the revised forecasts set out by Hellens and consider them to be in line with the SHLAA methodology.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	25	25	25	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: The scheme has full planning approval in place. The site owner has confirmed that they are in contract with a developer to bring forward the scheme. The site is a greenfield site in a good market area and expected to be delivered in full within the five-year period.						
STAGE 1: Conclusion						

Hellens have confirmed revised forecasts which are considered acceptable and deliverable based upon the site having planning permission in place and the confirmation from Hellens that the site has no obstacles to delivery and having a developer on board to deliver the scheme.

The site's inclusion in the five year supply is therefore considered acceptable.

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	25	25	25	0	0	0

Final APS Conclusion

Hellens have confirmed revised forecasts which are considered acceptable and deliverable based upon the site having planning permission in place and the confirmation from Hellens that the site has no obstacles to delivery and having a developer on board to deliver the scheme. The site's inclusion in the five year supply is therefore considered acceptable. This is not a disputed site.

Site Name: Seaburn Amusements, Whitburn Road			
SHLAA Ref: 413	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 16/02056/HY4		Decision Date 1: 31/10/2017	
<p>Planning Details 1:</p> <p>HYBRID APPLICATION</p> <p>Outline planning application is for demolition of existing buildings and creation of a leisure-led mixed use development on 8.3 hectares of land to the west of Whitburn Road and north of Dykelands Road. The proposed development includes change of use of open space and development incorporating Use Classes D1, D2 & Sui Generis uses (amusement centre and/ or privately managed park and/ or funfair); A1 (maximum of 2000 square metres), A2, A3, A4 & A5; and C1 (Hotel) & C3 (up to 279 residential units), along with associated landscaping and public realm improvements and stopping up of highways.</p> <p>Detailed planning application is for first phase of infrastructure works including improvements to access roads and change of use of open space to public car park to the north of Dykelands Road.</p>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 19/01750/LR4		Decision Date 2: 10/03/2020	
Planning Details 2: Reserved Matters application pursuant to 16/02056/HY4 for the erection of 82 homes.			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 237	Units Complete: 0	Units Under Construction: 41	Units not started: 196

STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available):

Category A site with detailed consent for development of 82 dwellings (phase 1). Forecasts are based upon last year’s APS and discussions with developer, which are also in line with the SHLAA methodology. The site is now under construction and as such the forecasts seem reasonable and deliverable.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	30	22	0	0	155

STAGE 1: Site proforma returned?

Yes

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes

STAGE 1: Developer feedback to initial site forecast consultation

The developer responded to the initial consultation confirming that the proposed build out rates are accurate for the site. The current developer on site, Avant homes is building out Phase 1 for 82 dwellings.

STAGE 1: Developer Outcome

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The Council has taken forward the delivery projections set out as part of the initial assumptions, which have been agreed by Avant Homes.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	30	22	0	0	155

Developers history of delivery in Sunderland and/or progress with site to date:

The site has outline planning permission to deliver 279 dwellings in total. However, at this stage it is anticipated that only 237 dwellings will be delivered on the site altogether and not the full 279.

The reserved matters application for the 1st phase of development was given planning consent March 2020, which is for 82 units to be delivered by Avant Homes and is expected to be delivered within the five-year period. The development has started on site. The remaining phases are yet to have a developer onboard and as such have not been included within the five-year supply.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site has full planning permission for 82 units (phase 1) and is under construction. This first phase has been forecast within the five year period as agreed with the developer Avant Homes.

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	30	22	0	0	155

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has full planning permission for 82 units (phase 1) and is under construction, with half the units currently under construction. This first phase has been forecast within the five year period as agreed with the developer Avant Homes. This is not a disputed site.

Site Name: Heritage Green - Rear of Bee Hive Pub, Coaley Lane			
SHLAA Ref: 417	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 15/00815/HYB		Decision Date 1: 14/03/2016	
<p>Planning Details 1: Hybrid planning application comprising:</p> <p>Full planning permission for: development of 147 residential dwellings with associated infrastructure, landscaping, open space and highway improvements.</p> <p>Outline planning permission for the proposed development of approximately 130 residential dwellings with associated infrastructure landscaping, open space and highway improvements with all matters reserved except for access.</p> <p>Additional substitution of house type application increased site capacity of phase 1 to 150 units, taking total of scheme to 291 units. 17/01553/FUL</p>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 17/02445/FUL		Decision Date 2: 29/03/2019	
Planning Details 2: Erection of 141no. residential dwellings with associated access, landscaping and infrastructure (Phase 2). Amended plans submitted July 2018.			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 291	Units Complete: 189	Units Under Construction: 56	Units not started: 46
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available):</p> <p>Category A site with detailed consent and under construction for development of 288 dwellings.</p>			

The proposed annual forecasts have been adjusted upwards slightly to take into account of completion data for 2020/21 (which accounted for COVID adjustments), which exceeded the forecasts set through the 2020/21 APS. The Council considers the forecast to be reasonable and deliverable within the five year period.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
183	30	30	30	15	0	0

STAGE 1: Site proforma returned?

Yes

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes

STAGE 1: Developer feedback to initial site forecast consultation

Persimmon responded to the initial consultation indicating 197 completions to date, with the remaining 94 forecast to be delivered over the next 3 years at 30 units per year, with the remaining 4 units in year 4. The total units on the site was queried with the developer and confirmation was given that a previous substitution of house types increased the site capacity by 3 units, giving a total site yield of 291.

STAGE 1: Developer Outcome

Agreement with initial forecast.


STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Following the availability of the full 20/21 year completion data, council records indicate a total of 189 completions as of 20/21. For consistency council data on completions has been used and the Council have updated the projections to reflect the revised site yield and Persimmon’s forecasts of 30 units per year for the next 3 years and increased the units at year 4 to 12 to reflect the slight difference in completion data.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
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189	30	30	30	12	0	0
<p>Developers history of delivery in Sunderland and/or progress with site to date:</p> <p>Site is under construction with 189 units complete, which forms all of phase 1 (150 dwellings). The developer has already commenced on phase two and 102 units remain, which will be delivered over the next 4 years.</p>						
<p>STAGE 1: Conclusion</p> <p>The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.</p>						
<p>STAGE 2: Consultation Feedback</p> <p>No comments received to the consultation.</p>						
<p>STAGE 2: Council Response</p> <p>N/A</p>						
<p>STAGE 3: Disputed site?</p> <p>No</p>						
<p>Final Forecast</p>						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
189	30	30	30	12	0	0
<p>Final APS Conclusion</p> <p>The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.</p>						

Site Name: Cricklewood Rd, land at						
SHLAA Ref: 439	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A			A/B Sub Category: Detailed consent	
Planning Ref 1: 20/01205/FUL			Decision Date 1: 20/11/2020			
Planning Details 1: Erection of 11no. residential dwellings (Use Class C3)						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 11		Units Complete: 0		Units Under Construction: 6		Units not started: 5
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): Site has full planning permission in place for 11 dwellings and as such is a category A site. In line with the SHLAA methodology completion forecasts have been set at year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	11	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			

STAGE 1: Developer feedback to initial site forecast consultation

The developer responded to the initial consultation confirming that the scheme is progressing to programme with all dwellings expected to be complete within year 1.

STAGE 1: Developer Outcome

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The completion forecasts have been adjusted to take account of the developer's programme, which has resulted in all units expected to be complete within year 1.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	11	0	0	0	0	0

Developers history of delivery in Sunderland and/or progress with site to date:

Site has full planning permission in place and works have started. Gentoo have a very good track record of housing delivery within the city and as such it is expected that the site will be complete within the anticipated timescales.

Developers history of delivery in Sunderland and/or progress with site to date:

Site has full planning permission in place and works have started. Gentoo have a very good track record of housing delivery within the city and as such it is expected that the site will be complete within the anticipated timescales.

STAGE 1: Conclusion

Site has full planning permission in place for 11 units, development has commenced and the developer is anticipating site completion within 21/22. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period.

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	11	0	0	0	0	0

Final APS Conclusion

Site has full planning permission in place for 11 units, development has commenced and the developer is anticipating site completion within 21/22. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Teal Farm North						
SHLAA Ref: 454	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 12/00333/FUL			Decision Date 1: 15/10/2013			
Planning Details 1: Residential development comprising of 170 houses with associated access, parking and landscaping, to include public open space. Stopping up of highways and change of use to residential.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 566		Units Complete: 553		Units Under Construction: 13		Units not started: 0
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): Category A site with detailed consent and under construction for development of 170 dwellings (566 dwellings overall). The Council forecast site delivery based on previous delivery rates for the site and historic developer assumptions. The Council considers the forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
553	13	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?: Yes				
Yes						
STAGE 1: Developer feedback to initial site forecast consultation						
A response from the developer indicated the site is now fully complete. The Council's monitoring system has not yet received completion sign off for all units, therefore the delivery forecast submitted by the developer and the forecast set out below differ. However, the Council is confident all remaining units will be delivered in the five year period.						
STAGE 1: Developer Outcome						
Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The Council has retained the original forecast due to the difference in recorded site completion data.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
553	13	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Large long-standing site which is nearing completion. The developer has a good track record of housing delivery within the city.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The developer has confirmed that the site is fully complete, however due to a lag in the monitoring data, the remaining completions reflect the Council's records. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
STAGE 2: Consultation Feedback						
No comments received to the consultation.						
STAGE 2: Council Response						

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
553	13	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The developer has confirmed that the site is fully complete, however due to a lag in the monitoring data, the remaining completions reflect the Council's records. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Willow Farm land to south, Ryhope (North)			
SHLAA Ref: 426A	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: B	A/B Sub Category: Outline consent
Planning Ref 1: 16/01502/OU4		Decision Date 1: 22/12/2017	
<p>Planning Details 1: AMENDED DESCRIPTION.</p> <p>Outline planning application with two means of vehicular access from A1018 (Saint-Nazaire Way) to be determined (all matters reserved for subsequent approval), for the erection of up to 450 dwellings (Class C3); local centre including up to 500 square metres of floorspace (Class A1, A2, A3, A4, A5, C3, D1 or D2); earthworks to facilitate surface water and foul water drainage; structural landscaping; formal and informal open space; car parking; site remediation; and all other ancillary and enabling works.</p> <p>Variation of conditions 3 (Storey Heights Parameter Plan & Land Use and Access Parameter Plan), 4 (Masterplan Addendum Document, July 2017) and 16 (Flood Risk Assessment, Rev B) of previously approved application 16/01502/OU4</p>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 20/00911/LR4		Decision Date 2:	
<p>Planning Details 2: Reserved matters application seeking approval of the details of access, appearance, landscaping, layout and scale for the erection of 450 residential units and earthworks to facilitate surface water and foul water drainage, structural landscaping, formal</p>			
Planning Status 2: Application pending			
<p>Funding information:</p> <p>Sunderland City Council in partnership with Durham County Council submitted a funding bid to Ministry of Housing Communities and Local Government (MHCLG) in March 2019 as part of the Housing Infrastructure Fund (HIF). The HIF seeks to deliver new physical infrastructure to support new and existing communities; to make more land available for housing in high demand areas; to support ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply; and</p>			

allow local authorities to recycle the funding for other infrastructure projects, achieving more and delivering new homes in the future.

The joint bid for £25.4 million sought to secure money towards new roads and infrastructure to support housing growth in the South Sunderland Growth Area (SSGA), with some additional housing in Durham, unlocking approximately 4066 homes across the two Local Authority areas (3,636 homes in Sunderland). The full funding award of £25.4m was approved as part of the Chancellor's budget announcements in April 2020 and has a spend date of March 2024 which is within the five year land supply timescales. This site forms part of the SSGA and will benefit from the HIF. With regards to the schemes related to HIF, the following update infrastructure improvements have been identified:-

School extensions/refurbishments- Two school extensions are required at Benedict Biscop and St Pauls, construction is underway and due to be completed July 2021, creating additional school places for September 2021. Two school refurbishments are to be undertaken, one is to provide SEND (Special Education Needs and Disability) provision at a local primary school and the other is to provide additional class room space at a local secondary school, both programmed for 2022-23.

New SEND School - A new SEND school, to replace the existing Sunningdale School and provide additional capacity, is to be provided in the vicinity of the SSGA, the site is within Council ownership. The planning application is now approved with works onsite due to commence Summer 2021.

Ryhope Doxford Link Road - Missing Link - There are two sections of the Ryhope Doxford Link Road (RDLR) that remain to be delivered, these are the 'Fourth Arm' and the 'Missing Link', for which funding is sought through Section 106 contributions. The 'Missing Link' section is included within the HIF to enable forward funding and early delivery of the scheme. In line with HIF timescales, the 'Missing Link' section has been designed to the preliminary stage, and the planning application submitted. Subject to planning permission and no unforeseen delays; the intention is to commence works on the 'Missing Link' in 2022/2023 with a construction programme of approximately 12 months, resulting in completion at a mid-point within the five-year period. The 'Fourth Arm' is to be constructed as part of Land North of Burdon Lane development. The development proposal was approved at planning committee in March 2021.

Both sections will fully complete the RDLR, (the missing link is essential to the full development of all four sites within SSGA and the fourth arm allows for further alternative routes and distribution across the local road network), providing a strategic east to west road corridor connection; and greatly reduce the volume of traffic from SSGA related developments and alleviate impact on the Seaton Lane junction within Durham.

Seaham Road improvement scheme (Neighbouring County Durham) - A longer term highways scheme to address traffic growth in Seaham, County Durham has been funded through the HIF which will help alleviate traffic from SSGA but is not a planning requirement to be in place for developing the Sunderland housing schemes. The proposed works are programmed to start autumn 2021, with a 14 month construction programme, with completion anticipated December 2022.

In addition to HIF funding, funding has also been secured by Sunderland Council through the Growth and Housing Fund with the support of Highways England for the A19/A690 Durham Road Junction Improvement. This scheme involves improvements to two arms of the A19/A690 junction to increase capacity to address traffic growth from SSGA developments but also additional trips generated by other development south of the River Wear. The improvements to the two arms started on site in July / August 2019 and were scheduled for completion April 2021, however the works are subject to a slight delay due to the COVID-19 pandemic).

S106 Contributions and delivery - It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for the 4 sites.

It is also worth noting that the infrastructure identified above is only required to deliver the full SSGA allocation of approximately 3,000 dwellings across the 4 sites. Early phases of all sites are possible prior to the completion of the infrastructure works.

Site Capacity: 450	Units Complete: 0	Units Under Construction: 0	Units not started: 450
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STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available):

Category B site, allocated in the CSDP with outline consent for the development of 450 dwellings. A reserved matters application is currently pending, having been submitted June 2020. The build forecasts are based upon the agreed position between Persimmon Homes and the City Council as of 2020. The Council considers the developer forecast to be reasonable and deliverable within the five year period. The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category B site.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
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0	5	30	50	50	50	265
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded to the initial consultation stating that they agree with the forecasts as set out and consider these to be deliverable.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The Council have carried the original forecasts forward into the 2021 APS.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	5	30	50	50	50	265
Developers history of delivery in Sunderland and/or progress with site to date: The site is a large greenfield site which is also the subject of an adopted Supplementary Planning Document to provide further guidance to this site and the wider area to ensure development is brought forward in a comprehensive manner. The developer has an option to purchase the site on receipt of gaining reserved matters planning consent, which is currently pending decision. As the site is included within the SPD for the South Sunderland Growth Area, a number of high-level desktop surveys/assessment work was undertaken to inform the SPD. In addition to this, all key reports required for the site were undertaken at the outline planning application stage to enable the developer to allow viability to be tested and the contract be entered into with the landowner. Further specific survey/assessment work has been submitted through the reserved matters application to support the proposal and to assist in discharging any pre-commencement conditions attached to the outline consent to minimise commencement delay. The scheme has been revised to take on board design and landscape issues and as such further consultation has taken place. It is anticipated that the application will be approved summer 2021. The developer has a good track record of housing delivery in the city. As						

the scheme will benefit from infrastructure being in place within the next five years as part of the successful HIF bid, the timescales for development are considered appropriate

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is a CSDP allocation and has outline consent with a reserved matters pending. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	5	30	50	50	50	265

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is a CSDP allocation and has outline consent with a reserved matters pending. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Land to the west of Waterloo Road, Usworth (South)			
SHLAA Ref: 463A	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: B	A/B Sub Category: Allocated CSDP site
Planning Ref 1:		Decision Date 1:	
Planning Details 1:			
Planning Status 1: No planning status			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 200	Units Complete: 0	Units Under Construction: 0	Units not started: 200
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available):</p> <p>Category B site, allocated in the CSDP for the development of approximately 200 dwellings.</p> <p>Strategic issues were discussed and resolved at the CSDP examination. A Development Framework for the site was prepared during the CSDP process and identifies site constraints and opportunities for development. Story Homes hold an option on the site where a farm steading remains in situ. The principle of access to the site has been discussed and agreed in principle with Sunderland City Council. Forecasts for the site are based upon previous APS which was agreed between the developer and the city council and are in line with the SHLAA methodology. The developer is keen to establish early collaboration at each stage of the planning application process to ensure delivery in line with the forecasts. Taking into consideration planning permission and site preparation lead in times, the Council considers the forecast to be cautious, reasonable and</p>			

deliverable within the five year period. The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category B site.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	31	36	36	36	61

STAGE 1: Site proforma returned?

Yes

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes

STAGE 1: Developer feedback to initial site forecast consultation

Story Homes advised through the initial consultation that they are programmed to submit a planning application this year (2021) and as such units may be delivered earlier than anticipated, however they agree with the forecast completions.

STAGE 1: Developer Outcome

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The Council has taken forward the original forecasts.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	31	36	36	36	61

Developers history of delivery in Sunderland and/or progress with site to date:

As the site was allocated through the recently adopted Core Strategy and Development Plan 2020, the site was discussed in detail at the examination. A Development Framework was prepared for the site by the City Council as part of the evidence base, which formed the discussion points for the strategic issues and allowed for any outstanding issues between the City Council and the developer (Story Homes) to be resolved at the

examination In public. Story Homes have confirmed that they have the benefit of an option agreement on the site which is conditional upon obtaining satisfactory planning consent. Work has progressed on delivering the site with the following survey/assessment work having been undertaken:-

- o Flood Risk Assessment and Drainage Strategy
 - o Ecology (further updated surveys have been instructed but reports are awaited)
 - o Topographical survey
 - o Noise Assessment
 - o Archaeology
 - o Agricultural
 - o Highways Appraisal
 - o Landscape and Visual Impact Assessment
- Preliminary Desk Assessment and Coal Mining Risk Assessment
- Phase II Intrusive Ground Investigation Surveys

Story homes are currently updating surveys, in particular the ecology survey and liaising with the local authority, in preparation for the planning application submission this year (2021).

This development forms part of the more strategic North East Washington Regeneration area. Part of the regeneration includes improvements to the local highways network and in that regard the City Council has agreed in principle with Story Homes that an access road can be constructed over Council land to allow this development to proceed.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is allocated in the CSDP and has a willing developer on board to bring the site forward. No further adjustments made. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

Comments were received in relation to the forecasting of this site, disagreeing with the delivery rates yielding completions in year 2. As the site has no planning permission in place, in line with the SHLAA methodology the site should be moved back to year 4.

STAGE 2: Council Response

The details for this site have been considered again and the suggested changes put forward by the consultee have been taken on board and the site forecasts adjusted to first completions in year 4. The developer of site 463a has been made aware of the proposed changes and accepted these.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	31	36	133

Final APS Conclusion

The site is allocated in the CSDP and has a willing developer on board to bring the site forward. Comments were received at the stage 2 consultation regarding the forecasting of the site. Appropriate adjustments have been made to the final forecast to take this into consideration. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Land adjacent to Herrington Country Park			
SHLAA Ref: 465	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: B	A/B Sub Category: Allocated CSDP site
Planning Ref 1: 20/02027/HE4		Decision Date 1:	
Planning Details 1: Full planning permission for 116 residential dwellings (use class C3) with associated infrastructure and landscaping and outline planning permission (all matters reserved except access) for up to 324 residential dwellings (use class C3), associated infrastructure and landscaping.			
Planning Status 1: Application pending			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 400	Units Complete: 0	Units Under Construction: 0	Units not started: 400
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): Category B site, allocated in the CSDP for the development of approximately 400 dwellings. Strategic issues were discussed and resolved at the CSDP examination. A Development Framework for the site was prepared as part of the evidence base for the CSDP, which identified site constraints and opportunities for development. Through the previous APS the developer provided the Council with certainty that the developer wants to progress the site and as such the developer's previous delivery forecast has been retained with development starting in year 2 at 8 units, 36 units in year 3 and continuing at 40 units for years 4 & 5 and beyond the five year period. These forecasts are considered reasonable and deliverable within the five year period. The developer has now submitted a planning			

application for the site for 440 units, which is currently pending, which gives more weight to the deliverability of the scheme. The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category B site.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	8	36	40	40	276

STAGE 1: Site proforma returned?

Yes

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes

STAGE 1: Developer feedback to initial site forecast consultation

The developer responded through the initial consultation indicating that the site is vacant with no clearance required. There is a single land owner and no known financial constraints at this stage that might affect delivery. Potential abnormal items have been identified and associated costs are in the process of being quantified. The developer has revised the forecasts on this basis, retaining the first completions for year 2, but increasing the number of completions each year, which includes the affordable housing element.

STAGE 1: Developer Outcome

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The council consider the forecasts to be reasonable and deliverable based upon the scale of the site, its greenfield nature and its desirable location. As the site does not have planning consent in place as yet for the increased site capacity, the forecasts taken forward retain the CSDP allocation of 400 units. On determination of the planning application this figure will be adjusted accordingly.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.


Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

0	0	10	52	52	52	234
<p>Developers history of delivery in Sunderland and/or progress with site to date:</p> <p>As the site was allocated through the adopted Core Strategy and Development Plan 2020, the site was discussed in detail at the at the examination. A Development Framework was prepared for the site by the City Council as part of the evidence base. This formed the discussion points for the strategic issues and allowed for any outstanding issues between the City Council and the developer (Taylor Wimpey) to be resolved at the examination in public. The developer has confirmed that they have an option on the site, subject to gaining planning consent. A hybrid planning application (116 units for full consent and 324 for outline) was submitted October 2020.</p> <p>The developer has also confirmed that all ecology surveys have been undertaken in addition to a tree survey as well as a full intrusive site investigation. An archaeological geophysical survey has also been undertaken. In preparation for the planning application submission the developer held a virtual public consultation in March 2020 to gain an insight into public views and opinions on the development. The developer has a good track record of housing delivery within the city. The site is a large greenfield site in a very good market area and as such it is considered once planning consent is granted the developer will deliver as soon as reasonably practical.</p>						
<p>STAGE 1: Conclusion</p> <p>The inclusion of this site and its trajectory is not disputed. The site is allocated in the CSDP and a willing developer will bring the site forward. No further adjustments made. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.</p>						
<p>STAGE 2: Consultation Feedback</p> <p>No comments received to the consultation.</p>						
<p>STAGE 2: Council Response</p> <p>N/A</p>						
<p>STAGE 3: Disputed site?</p> <p>No</p>						
<p>Final Forecast</p>						

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	10	52	52	52	234

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is allocated in the CSDP and a willing developer will bring the site forward. No further adjustments made. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Land north of Blackthorn Way, Sedgelych Industrial Estate			
SHLAA Ref: 468	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 16/01687/OUT		Decision Date 1: 09/07/2018	
Planning Details 1: Proposed housing development of up to 138 dwellings			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 19/00963/FUL		Decision Date 2: 30/10/2019	
Planning Details 2: Residential development for 138 dwellings.			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 138	Units Complete: 13	Units Under Construction: 38	Units not started: 87
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available):</p> <p>Category A site with detailed consent and under construction for development of 138 dwellings. As the anticipated build out for 2020/21 was 30 units and only 5 units reported as complete, the outstanding units from 2020/21 have been forecast within year 3. The scheme is subject to Accelerated Construction Initiative's higher rates of construction, however confirmation was requested from the developer regarding the future build out rates.</p> <p>The Council considers the forecast to be reasonable and deliverable within the five year period, subject to confirmation of the deliverability of rates from the developer.</p>			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
5	68	40	25	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded to the initial consultation indicating that 15 units were complete in 20/21, with the remaining units still forecast to be delivered in years 1 and 2, due to the accelerated construction initiative the scheme is part of.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Following the availability of the full 20/21 year completion data, council records indicate 13 completions in 20/21 as such to ensure consistency with council data the revised projections have been updated in line with the 13 completions. The developer's forecasts for years 1,2 have been taken forward with the additional 2 units included in year 2.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
13	71	54	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: The site is under construction and 13 units have commenced. The scheme is subject to accelerated construction initiative and as such is expected to yield higher completions each year in line with the grant funding.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates, which are accelerated as						

the scheme forms part of Homes England Accelerated Construction Initiative. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
13	71	54	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates, which are accelerated as the scheme forms part of Homes England Accelerated Construction Initiative. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Land north of Burdon Lane			
SHLAA Ref: 477	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 18/00640/FUL		Decision Date 1: TBC	
Planning Details 1: 18/00640/FUL - 96 dwellings with access from Burdon Road and associated open space, landscaping, infrastructure and earthworks.			
Planning Status 1: Approved subject to signing S106 agreement			
Planning Ref 2 (if applicable): 19/01497/HY4		Decision Date 2: TBC	
Planning Details 2: Hybrid Planning Application - Full Planning permission for 532 residential dwellings (Use Class C3) with associated infrastructure and landscaping: Outline planning permission (all matters reserved except access) to erect up to 397 residential dwelling			
Planning Status 2: Approved subject to signing S106 agreement			
Funding information: Sunderland City Council in partnership with Durham County Council submitted a funding bid to Ministry of Housing Communities and Local Government (MHCLG) in March 2019 as part of the Housing Infrastructure Fund (HIF). The HIF seeks to deliver new physical infrastructure to support new and existing communities; to make more land available for housing in high demand areas; to support ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply; and allow local authorities to recycle the funding for other infrastructure projects, achieving more and delivering new homes in the future. The joint bid for £25.4 million sought to secure money towards new roads and infrastructure to support housing growth in the South Sunderland Growth Area (SSGA), with some additional housing in Durham, unlocking approximately 4066 homes across the two Local Authority areas (3,636 homes in Sunderland). The full funding award of £25.4m was approved as part of the Chancellor's budget announcements in April 2020 and has a spend date of March 2024 which is within the five year land supply timescales. This site			

forms part of the SSGA and will benefit from the HIF. With regards to the schemes related to HIF, the following update infrastructure improvements have been identified:-

School extensions/refurbishments- Two school extensions are required at Benedict Biscop and St Pauls, construction is underway and due to be completed July 2021, creating additional school places for September 2021. Two school refurbishments are to be undertaken, one is to provide SEND (Special Education Needs and Disability) provision at a local primary school and the other is to provide additional class room space at a local secondary school, both programmed for 2022-23.

New SEND School - A new SEND school, to replace the existing Sunningdale School and provide additional capacity, is to be provided in the vicinity of the SSGA, the site is within Council ownership. The planning application is now approved with works onsite due to commence Summer 2021.

Ryhope Doxford Link Road - Missing Link - There are two sections of the Ryhope Doxford Link Road (RDLR) that remain to be delivered, these are the 'Fourth Arm' and the 'Missing Link', for which funding is sought through Section 106 contributions. The 'Missing Link' section is included within the HIF to enable forward funding and early delivery of the scheme. In line with HIF timescales, the 'Missing Link' section has been designed to the preliminary stage, and the planning application submitted. Subject to planning permission and no unforeseen delays; the intention is to commence works on the 'Missing Link' in 2022/2023 with a construction programme of approximately 12 months, resulting in completion at a mid-point within the five-year period. The 'Fourth Arm' is to be constructed as part of Land North of Burdon Lane development. The development proposal was approved at planning committee in March 2021.

Both sections will fully complete the RDLR, (the missing link is essential to the full development of all four sites within SSGA and the fourth arm allows for further alternative routes and distribution across the local road network), providing a strategic east to west road corridor connection; and greatly reduce the volume of traffic from SSGA related developments and alleviate impact on the Seaton Lane junction within Durham.

Seaham Road improvement scheme (Neighbouring County Durham) - A longer term highways scheme to address traffic growth in Seaham, County Durham has been funded through the HIF which will help alleviate traffic from SSGA but is not a planning requirement to be in place for developing the Sunderland housing schemes. The proposed works are programmed to start autumn 2021, with a 14 month construction programme, with completion anticipated December 2022.

In addition to HIF funding, funding has also been secured by Sunderland Council through the Growth and Housing Fund with the support of Highways England for the A19/A690 Durham Road Junction Improvement. This scheme involves improvements to two arms of

the A19/A690 junction to increase capacity to address traffic growth from SSGA developments but also additional trips generated by other development south of the River Wear. The improvements to the two arms started on site in July / August 2019 and were scheduled for completion April 2021, however the works are subject to a slight delay due to the COVID-19 pandemic).

S106 Contributions and delivery - It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for the 4 sites.

It is also worth noting that the infrastructure identified above is only required to deliver the full SSGA allocation of approximately 3,000 dwellings across the 4 sites. Early phases of all sites are possible prior to the completion of the infrastructure works.

Site Capacity: 1000	Units Complete: 0	Units Under Construction: 0	Units not started: 1000
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STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available):

Category A site, allocated in the CSDP for 1,000 units and with two planning applications approved subject to the signing of a S106 for two separate parcels of land within the allocated site. The site is being delivered by a consortium of developers, and as such one of the applications is by Persimmon homes for 60 units and the other is by Story Homes and Taylor Wimpey, which is a hybrid application for 890 units, of which 532 are for full consent and 358 are for outline consent. Both these applications result in a total of 950 units on the site. Further parcels of land are still available as per the site allocation. The site has Housing Infrastructure Funds (HIF) approved, which is assisting to front load infrastructure including delivering the link road, which is due for completion winter 2022

Delivery has been set in line with the previous 20/21 APS agreed forecasts.

The Council considers the forecast to be reasonable and deliverable within the five year period. The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category A site.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	45	60	60	805

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
The developer responded to the initial consultation indicating that they agree with the forecasts remaining as set out above.						
STAGE 1: Developer Outcome						
Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The initial forecasts have been taken forward.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	45	60	60	805
Developers history of delivery in Sunderland and/or progress with site to date:						
<p>All three developers have options on land purchase for the relevant parcels of land upon gaining planning consent. As the site is included within the SPD for South Sunderland Growth Area, a number of high level desktop surveys/assessment work were undertaken to inform the SPD. To date all site investigations, assessment work and relevant studies have been undertaken, which have been submitted with the planning applications.</p> <p>Large greenfield site in a very good market area which is expected to start on site as soon as reasonably practical following the signing of the S106 and issuing the planning permission. The scheme will benefit from infrastructure being in place within the next five years (new road links and road improvements by end of 2022) as part of the successful HIF bid, the timescales for development are considered appropriate.</p>						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site is an allocation in the CSDP and has two planning applications approved subject to the signing of the S106 which is imminent. No further adjustments made. No further evidence has been						

presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	45	60	60	805

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is an allocation in the CSDP and has two planning applications approved subject to the signing of the S106 which is imminent. No further adjustments made. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Doxford Park Phase 6						
SHLAA Ref: 504	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 18/00438/FUL			Decision Date 1: 13/06/2019			
Planning Details 1: Application for 100 residential units (C3) and associated access, landscaping and ancillary works. Amended Description and Plans.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 100	Units Complete: 0	Units Under Construction: 13		Units not started: 87		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): Category A site with detailed consent and under construction for development of 100 dwellings. Through the previous APS it was anticipated that the scheme would have yielded a small number of completions in year 2020/21, as this is not the case, the total units numbers have been forecast within the five year period. Gentoo has a good track record of site delivery in Sunderland. The Council considers the forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

0	30	30	30	10	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Developer confirmed through the initial consultation that the site was delayed due to COVID, however there are no known issues to delivery and the units are to be delivered by 2024/25.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The Council have taken forward the delivery forecasts based on Gentoo's recent correspondence.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	26	34	26	14	0	0
Developers history of delivery in Sunderland and/or progress with site to date: The site, which is part of Gentoo's renewal programme is under construction and follows on from phase 5 (site 505) which is now complete. Gentoo have an excellent track record of delivery within the city.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site is under construction and has been slightly delayed due to COVID, however the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
STAGE 2: Consultation Feedback No comments received to the consultation.						

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	26	34	26	14	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and has been slightly delayed due to COVID, however the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Former Mcees Club and land to the rear, Old Mill Road (The Buffs)						
SHLAA Ref: 518	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 20/00705/FUL			Decision Date 1: TBC			
Planning Details 1: Demolition of former club building and associated structures. Erection of 5 no 3bed homes and 11 no. 2bed bungalows and alterations to access road onto old mill road.						
Planning Status 1: Approved subject to signing of S106						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 16	Units Complete:	Units Under Construction:	Units not started:			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): Category A site which has planning permission in place for 16 dwellings (15 net) subject to the signing of the S106 which is imminent. Forecasting set out in line with SHLAA methodology.						
STAGE 1: SCC Initial Site Forecasts – This site was included after the initial consultation forecasts were circulated.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	16	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A No proforma received				
STAGE 1: Developer feedback to initial site forecast consultation						
The developer was not consulted at the initial consultation stage as the site was not included at that time. The developer will be contacted to confirm the anticipated build forecasts.						
STAGE 1: Developer Outcome						
No response received. Further contact and information will be sought where possible, through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The developer has since been contacted and confirmed that work is due to start on site May 2021, with completions in year 1 and year 2. Based upon the developer's previous delivery rates on housing schemes within the city the completion forecasts are considered deliverable.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	5	11	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The application involves the demolition of a former club, this work has already been undertaken in preparation for the development to begin as soon as the S106 agreement is signed and the planning permission issued. The developer has a good track record of delivery within the city, starting works on site once permission is issued and completing sites at pace.						
STAGE 1: Conclusion						
Category A site which has full planning permission in place for 16 units subject to the signing of the S106, which is imminent. The forecasting has been set out in line with the developer's forecasts. The site is considered deliverable within the five-year period.						

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	5	11	0	0	0	0

Final APS Conclusion

Category A site which has full planning permission in place for 16 units subject to the signing of the S106, which is imminent. The forecasting has been set out in line with the developer's forecasts. The site is considered deliverable within the five-year period. This is not a disputed site.

Site Name: Hylton Skills campus, north Hylton Road						
SHLAA Ref: 563	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 19/01427/FU4			Decision Date 1: 20/02/2020			
Planning Details 1: Demolition of redundant former college buildings and construction of 105 dwellings and associated infrastructure, boundaries and landscaping						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 105	Units Complete: 0		Units Under Construction: 40		Units not started: 65	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): Category A site with detailed consent for development of 105 dwellings. The Council forecast delivery based on the developer's previous forecast. Site subject to Modern Methods of Construction and therefore delivery is expected to be accelerated as a result. The Council considers the forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	54	51	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
The developer responded to the initial consultation indicating the units would still be complete within the 5 year period, with slightly different build rates per year, 38 in yr 1 and 67 in year 2. This is due to the mixture of the scheme being reprogrammed once on site and the impacts of COVID.						
STAGE 1: Developer Outcome						
Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The Council has updated the forecasts to be consistent with the revised trajectory provided by Karbon Homes.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	38	67	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The buildings on the site have been demolished and the site is cleared. Work has started on the site and is progressing. The scheme is 100% affordable and part of a Homes England funding programme, as such annual completions are agreed with Homes England and the developer via a delivery profile.						
STAGE 1: Conclusion						
The inclusion of this site and it's trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. The site is funded by Homes England grant. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
STAGE 2: Consultation Feedback						

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	38	67	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. The site is funded by Homes England grant. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Pheonix Tower Business Park, Castletown Way			
SHLAA Ref: 565	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 14/00292/OUT		Decision Date 1: 02/06/2015	
Planning Details 1: Erection of 140 dwellings with associated access (Amended Drawings received 29.07.2014).			
Planning Status 1: Permitted (Outline)			
Planning Ref 2 (if applicable): 18/00823/REM		Decision Date 2: 31/10/2018	
Planning Details 2: Reserved matters to previously approved outline application 14/00292/OUT - Approval sought for appearance, landscaping, layout and scale (for 118 dwellings). (Amended Description) Following an amendment required to the central part of the development site due to a covenant on part of the site, a full planning application was submitted to alter the layout slightly. This application was submitted in 2019 (19/01834/FUL) and approved May 2020. This change to the central part of the development has resulted in an overall reduction in the site numbers reducing them down to 114 units, a loss of 4.			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 114	Units Complete: 1	Units Under Construction:	Units not started:
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): Category A site with detailed consent for the development of 114 dwellings. Delivery forecast in line with developers previous proforma. The Council considers the forecasts to be reasonable and deliverable within the five year period.			

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	24	30	30	30	0	0

STAGE 1: Site proforma returned? No	STAGE 1: Did SCC agree with Delivery Proforma?: N/A No proforma received
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STAGE 1: Developer feedback to initial site forecast consultation
No response was received from the developer, as such a follow up e-mail was sent out. No response was received to this.

STAGE 1: Developer Outcome
No response received. Further contact and information will be sought where possible, through the APS process.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:
Following the availability of the full 20/21 year completion data, council records indicate 1 completion on the site. As the site is under construction and progressing and completions were not forecast until next 21/22, it is considered reasonable to retain the forecasts set out previously and deduct the one completed unit from the last year.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
1	24	30	30	29	0	0

Developers history of delivery in Sunderland and/or progress with site to date:
The site is under construction with one unit complete in 20/21 when units were not anticipated until 21/22.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and has started to yield completions. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
1	24	30	30	29	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and has started to yield completions. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Fulwell Fire Station, Station Road						
SHLAA Ref: 568	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 18/01276/FUL			Decision Date 1: 20/12/2019			
Planning Details 1: Demolition of former Fire Station and erection of 1no. 4 storey block to provide a total of 28no. flats together with associated car parking and landscaping (Amended plans and supporting documentation received 03.07.2019)						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 28	Units Complete: 0	Units Under Construction: 1	Units not started: 27			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): Category A site with detailed consent for the development of 28 dwellings. Delivery forecast in line with developer's previous proforma. Demolition has now taken place and works on the site have commenced. The Council considers the developer forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	28	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
The developer responded to the initial consultation indicating that construction is underway with practical completion expected December 2021. The site has been subject to limited marketing in the form of fencing mounted information boards only. This has generated 140 expressions of interest. Formal reservations will be taken within April/May 2021. It is expected that all 28 units will be sold off plan prior to build completion.						
STAGE 1: Developer Outcome						
Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The developer's forecast of the scheme being complete December 2021 have been taken forward.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	28	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The development is under construction and the developer has confirmed the expected completion date of December 2021.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent and works are well underway with completion expected December 2021. No further evidence has been presented to the Council to suggest non-delivery of the units.						
STAGE 2: Consultation Feedback						
No comments received to the consultation.						

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	28	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent and works are well underway with completion expected December 2021. No further evidence has been presented to the Council to suggest non-delivery of the units. This is not a disputed site.

Site Name: Land at Station Rd, Penshaw						
SHLAA Ref: 570	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 17/01610/FU4			Decision Date 1: 16/05/2018			
Planning Details 1: Demolition of existing garage and construction of 14 no. dwellings with associated access and landscaping. (Amended Description 28.11.2017).						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 14	Units Complete: 13	Units Under Construction: 1		Units not started: 0		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): Category A site with detailed consent and under construction for development of 14 dwellings. The Council forecast site delivery based on the Council’s SHLAA Methodology. The one remaining unit has been forecast to deliver in year 1 within the five year period. The Council considers the forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
13	1	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
Response received to the initial consultation from the agent who confirmed that the site is now complete.						
STAGE 1: Developer Outcome						
Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
Notwithstanding the fact that the agent has confirmed that the site is complete, council completion data indicates 1 unit still remaining, this is due to lag times with data coming through the system. As such the one remaining unit has been forecast for year 1.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
13	1	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site is under construction and well advanced with 13 units already complete. The remaining unit has been constructed but has not been confirmed through the appropriate data process as yet, as such it is expected to be recorded within 21/22 year data.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
STAGE 2: Consultation Feedback						
No comments received to the consultation.						

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
13	1	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Camrex House						
SHLAA Ref: 725	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 18/00825/FUL			Decision Date 1: 09/10/2018			
Planning Details 1: Change of use of vacant building to 50 residential unit						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 50	Units Complete: 0	Units Under Construction: 50		Units not started: 0		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): Category A site with detailed consent, under construction for the development of 50 dwellings. Previous APS forecast site completion 20/21, in line with developer's programme, however no completion data has been recorded. As such site completions forecast for year 21/22 to take account of any lag in receipt of completion data, especially as all units will complete at the same time given the nature of the development (apartments). The Council considers the forecasts to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

0	50	0	0	0	0	0
STAGE 1: Site proforma returned? No			STAGE 1: Did SCC agree with Delivery Proforma?: N/A No proforma received			
STAGE 1: Developer feedback to initial site forecast consultation No response was received to the initial consultation exercise.						
STAGE 1: Developer Outcome No response received. Further contact and information will be sought where possible, through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The Council has taken forward the original projections. The council will undertake a site visit and investigate other sources to establish the position of the conversion.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	50	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: The development has commenced on site and the developer anticipated completion in 20/21, however no completion data received. The scheme may have been delayed or data lag, as such completions now forecast for 21/22.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer previously confirmed completion date of February 2021, however no completion data received as yet. As such the site has been forecast for completion in 21/22. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	50	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer previously confirmed completion date of February 2021, however no completion data received as yet. As such the site has been forecast for completion in 21/22. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: 12-13 Toward Road						
SHLAA Ref: 728	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 18/01450/PCJ			Decision Date 1: 26/10/2018			
Planning Details 1: 18/01450/PCJ - Prior Approval for change of use from offices to 12 residential apartments. Amended Description - Approved 26/10/2018						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 12	Units Complete: 0		Units Under Construction: 12		Units not started: 0	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): Category A site with detailed consent for change of use from offices to residential apartments. Site is under construction with 12 units commenced. As the units are under construction the assumption based on 20/21 APS that the dwellings would be nearing completion, however no completion data has been received, as such the site is forecast to complete 21/22, which is still within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	12	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A No proforma received				
STAGE 1: Developer feedback to initial site forecast consultation						
No response was received from the developer as part of the initial consultation.						
STAGE 1: Developer Outcome						
No response received. Further contact and information will be sought where possible, through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The Council have undertaken a site visit to the property to determine if the scheme is complete. It is clear from site that works have started and are ongoing and as such completions have been forecast for 21/22. Without any response from the developer it is assumed at this point that delays may have been due to COVID.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	12	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Work commenced on site early 2020 and developer confirmed previously that expected completion December 2020. However, no completion data received and a site visit confirms the site is still under construction and looks to have been delayed, possibly due to COVID.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site is under construction and has been included within year 1 for completion. No response from developer, however no evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	12	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and has been included within year 1 for completion. No response from developer, however no evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Sunderland Church High School, Mowbray Road						
SHLAA Ref: 729	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 18/00485/FDC			Decision Date 1: 20/08/2018			
Planning Details 1: 18/00485/FDC - Conversion and change of use of existing school building to provide 15no. apartments with associated parking, includes demolition of existing outbuildings and alterations to front boundary wall.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 15	Units Complete: 9	Units Under Construction: 6		Units not started: 0		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): Category A site with detailed consent and under construction for development of 15 dwellings. The Council forecast site delivery based on the Council's SHLAA Methodology. The site has commenced development and 9 units have been complete as of 20/21. The remaining 6 units have been forecast to deliver in year 1 of the five year period. The Council considers the forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

9	6	0	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The agent has confirmed that the development is now complete and apartments for sale. However not all 15 completion data has yet been received for the site as such council records indicate 6 units still outstanding therefore these have been forecast for year 1.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Notwithstanding the agent confirming the site is complete, completion data has not yet been received for 6 units. As such the Council have forecast the remaining 6 units in year 1,						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
9	6	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: The development is complete, however all of the relevant completion data has not yet been received by the council, records indicate 6 units outstanding, as such these will be recorded as part of 21/22 completion data.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
9	6	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Avenue Vivian And Rose Avenue			
SHLAA Ref: 732	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 19/00974/FUL		Decision Date 1: 02/10/2019	
Planning Details 1: Application for the erection of 44 affordable dwellings and associated landscape works.			
Planning Status 1: Approved			
Planning Ref 2: 20/00566/VAR		Decision Date 2: 06/07/2020	
Planning Details 2: Variation of condition 2 (approved plans), reference 19/00974/FUL (Application for erection of 44 affordable dwellings and associated landscape works). (This application reduced the units down to 43).			
Planning Status 2: Approved			
Planning Ref 3 (if applicable): 20/00704/FUL		Decision Date 3: 20/08/2020	
Planning Details 3: Application for the erection of 6no replacement dwellings including demolition of 6no existing dwellings with associated landscaping works. (Amended Site Layout Plan received 01.07.20).			
Planning Status 3: Approved			
Funding information: N/A			
Site Capacity: 49	Units Complete: 5	Units Under Construction: 29	Units not started: 15
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available):			

Category A site with current detailed consent for the development of 49 dwellings. Through the 2020/21 APS it was anticipated that the scheme would have yielded completions in year 2020/21, as this is not the case, the total units numbers have been forecast within the five year period. The Council considers the developer forecast to be reasonable and deliverable within the five year period given Gentoo's history of developing out sites successfully across Sunderland.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	38	11	0	0	0	0

STAGE 1: Site proforma returned?

Yes

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes

STAGE 1: Developer feedback to initial site forecast consultation

The developer responded to the initial consultation indicating that a Mineshaft within site boundary had to be grouted and capped, which caused a planning discharge delay. Notwithstanding this, the site has had 5 completions, with the remaining units forecast for year 1.

STAGE 1: Developer Outcome

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Following the availability of the full 20/21 year completion data, council records indicate 5 completions as of the end of 20/21, as such, the Council has updated the trajectory to reflect the revised forecasts as set out by Gentoo.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
5	44	0	0	0	0	0

Developers history of delivery in Sunderland and/or progress with site to date:

The site initially had full planning consent in place for 44 dwellings, with two further applications approved; one to vary a planning condition in relation to the approved plans which reduced the number of units to 43 and one to provide a further 6 units, resulting in a scheme of 49 units. The developer has a good track record of housing delivery within the city. The site was previously a housing site which was cleared in 2016. Gentoo have confirmed their anticipated delivery forecasts for the site, with completion anticipated in 21/22.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site has detailed planning permission for 49 units. The developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
5	44	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has detailed planning permission for 49 units. The developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: The Inn Place, Knollside Close						
SHLAA Ref: 733	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 18/00749/FUL			Decision Date 1: 07/10/2019			
Planning Details 1: Demolition of existing public house and erection of 19 dwellings with associated parking and landscaping.						
Planning Status 1: Permitted – Not started						
Planning Ref 2 (if applicable): 20/00165/VAR			Decision Date 2: 26/03/2021			
Planning Details 2: Variation of approved plans, reference 18/00749/FUL (Demolition of existing public house and erection of 19 dwellings with associated parking and landscaping).						
Planning Status 2: Approved						
Funding information: N/A						
Site Capacity: 19	Units Complete: 0		Units Under Construction: 0		Units not started: 19	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): Category A site with detailed consent for the development of 19 dwellings. Delivery forecast in line with developer’s previous forecasts. The Council considers the developer forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

0	0	19	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Agent for developer confirmed the scheme has been slightly delayed, however start on site is imminent and completions expected this year and next.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The site has planning permission in place, notwithstanding the fact that the scheme has been delayed, it is a small scale project, within a good market area and will not require significant lead in times for the commencement of development. The Council consider it reasonable to take forward the developer's forecasts of units complete by year 2.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	19	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: The scheme was initially planned for a start on site summer 2020, however the scheme was put on hold whilst a variation of house types application was considered. This has now been approved and the developer is intending on starting summer 2021, with completions programmed for this year and next.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The principle of housing has been established through detailed planning consent and an application to vary house types has subsequently been approved and the developer has indicated an anticipated start on site in summer 2021. The site is in a good market area. No further evidence has						

been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	19	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The principle of housing has been established through detailed planning consent and an application to vary house types has subsequently been approved and the developer has indicated an anticipated start on site in summer 2021. The site is in a good market area. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: 1 Roker Terrace and Side House, St Georges Terrace						
SHLAA Ref: 735	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 18/01108/FUL			Decision Date 1: 13/09/2019			
Planning Details 1: Conversion of properties into 7 no. residential flats; including one dormer window and roof light to the southern elevation, one dormer window to the northern and western elevation and the construction of a three-storey extension to the northern elevation (as amended)						
Planning Status 1: Permitted – not started						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 7	Units Complete: 0	Units Under Construction: 0	Units not started: 7			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): Category A site with detailed consent for the development of 7 flats (6 net). Landowner indicated delivery of all units in year 1, due to having a developer onboard, however this fell through due to COVID lockdown. However, the Council consider the forecast to still be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

0	6	0	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Site owner responded to the initial consultation indicating that it is still the intention to take forward the scheme, however personal issues have delayed the marketing of the property.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: This scheme has been impacted by COVID-19 and the developer bringing forward this property, however, it is still reasonable to expect the site to be complete within the next financial year. The site has the benefit of a recent detailed consent and a willing owner who will facilitate development. The development is small scale and within a desirable market area and will not require significant lead in times for the commencement of development. The Council consider it reasonable to retain delivery within year 1.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	6	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: The building which was previously one dwelling (resulting in 6 net dwellings) is in a dilapidated condition and the owner was in negotiations with a developer to undertake the works. Recent contact with the owner has confirmed that this negotiation did not progress due to the lockdown. However, he is now progressing this to find an alternative developer, but has been delayed due to ill health. The site is in a good market area and once converted is expected to be desirable.						
STAGE 1: Conclusion						

The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent and is in a good market area. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	6	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent and is in a good market area. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: 6-10 Stockton Road						
SHLAA Ref: 737	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 19/01234/PCJ			Decision Date 1: 12/09/2019			
Planning Details 1: Change of use of 1st and 2nd floor from offices into 6 flats.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 6	Units Complete: 0	Units Under Construction: 6		Units not started: 0		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): Category A site with detailed consent and under construction for development of 6 dwellings. The Council forecast site delivery based on the developer's previous forecast, however slight delays have meant the site is not yet all complete. The site has commenced development and the units have been forecast to deliver in year 1 within the five year period as with a change of use, it is expected that all 6 units are likely to be completed at the same time. The Council considers the forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

0	6	0	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation In response to the initial consultation the agent has advised that the scheme is almost complete and the properties will be complete and available for rent from September 2021.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: In line with the agents information and on the basis that the works are well underway, the 6 units are forecast for year 1 in line with the expected completion date of September 2021.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	6	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: The development is under construction with a delay in expected completion date. However, completions are anticipated autumn 2021.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
STAGE 2: Consultation Feedback No comments received to the consultation.						

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	6	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Prestbury Road						
SHLAA Ref: 744	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A			A/B Sub Category: Detailed consent	
Planning Ref 1: 20/01414/FUL			Decision Date 1: 20/11/2020			
Planning Details 1: Erection of 10 no. residential dwellings (Use Class C3).						
Planning Status 1: Permitted – Not started						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 10		Units Complete: 0		Units Under Construction: 10		Units not started: 0
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): Site has full planning permission in place for 10 dwellings, and as such is a category A site. In line with the SHLAA methodology completion forecasts have been set at year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	10	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			

STAGE 1: Developer feedback to initial site forecast consultation

The developer responded to the initial consultation confirming that works have started on site and the scheme is progressing to programme with all dwellings expected to complete in year 1.

STAGE 1: Developer Outcome

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The completion forecasts have been adjusted to take account of the developer's programme.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	10	0	0	0	0	0

Developers history of delivery in Sunderland and/or progress with site to date:

Site has full planning permission in place and works have started. Gentoo have a very good track record of housing delivery within the city and as such it is expected that the site will be complete within the anticipated timescales.

STAGE 1: Conclusion

Site has full planning permission in place for 10 units, works on site have commenced and the developer is anticipating site completion within year 1. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period.

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	10	0	0	0	0	0

Final APS Conclusion

Site has full planning permission in place for 10 units, works on site have commenced and the developer is anticipating site completion within year 1. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Land at Keighley Avenue						
SHLAA Ref: 745	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 20/01181/FUL			Decision Date 1: 20/11/2020			
Planning Details 1: Erection of 41no.residential dwellings with associated access and landscaping						
Planning Status 1: Permitted – Not started						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 41	Units Complete: 0	Units Under Construction: 0		Units not started: 41		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): Site has full planning permission in place for 41 dwellings, and as such is a category A site. In line with the SHLAA methodology completion forecasts have been set at year 2, at 30 per year, with the remainder in year 3.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	11	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
A response was received to the initial consultation from the developer who confirmed the site is due to start in July 2021, with a small number of completions forecast for year 1 and the remainder in year 2.						
STAGE 1: Developer Outcome						
Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The developer's revised forecast are considered deliverable and as such have been taken forward.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	4	37	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Site has full planning permission in place and scheme programmed for July 2021 start. Gentoo have a very good track record of housing delivery within the city and as such it is expected that the site will be complete within the anticipated timescales.						
STAGE 1: Conclusion						
Site has full planning permission in place for 41 units, the scheme forecasts are in line with the developers forecast, based on a start on site in July 2021. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period.						

STAGE 2: Consultation Feedback

No comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	4	37	0	0	0	0

Final APS Conclusion

Site has full planning permission in place for 41 units, the scheme forecasts are in line with the developers forecast, based on a start on site in July 2021. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Silksworth Housing Office (Conishead Centre)						
SHLAA Ref: 747	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 20/01295/FUL			Decision Date 1: 20/11/2020			
Planning Details 1: Demolition of existing buildings/structures and erection of 13 residential dwellings. (Class C3)						
Planning Status 1: Permitted – Not started						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 13	Units Complete: 0	Units Under Construction: 9		Units not started: 4		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021-prior to full end of year completion data being available): Site has full planning permission in place for 13 dwellings, and as such is a category A site. In line with the SHLAA methodology completion forecasts have been set at year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	13	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?:			

							Yes
STAGE 1: Developer feedback to initial site forecast consultation							
The developer responded to the initial consultation confirming that works started on site in Feb 2021 and the scheme is progressing to programme with all dwellings expected to be completed by early Jan 22.							
STAGE 1: Developer Outcome							
Agreement with initial forecast.							
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:							
The completion forecasts have been adjusted to take on board the developer's programme. As such completions are expected in year 1.							
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.							
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.	
0	13	0	0	0	0	0	
Developers history of delivery in Sunderland and/or progress with site to date:							
Site has full planning permission in place and works have started. Gentoo have a very good track record of housing delivery within the city and as such it is expected that the site will be complete within the anticipated timescales.							
STAGE 1: Conclusion							
Site has full planning permission in place for 13 units, works on site have commenced and the developer is anticipating site complete by January 2022. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period.							
STAGE 2: Consultation Feedback							
No comments received to the consultation.							
STAGE 2: Council Response							
N/A							

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	13	0	0	0	0	0

Final APS Conclusion

Site has full planning permission in place for 13 units, works on site have commenced and the developer is anticipating site complete by January 2022. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Former Adey Gardens Care Home						
SHLAA Ref: 761	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 17/01444/SUB			Decision Date 1: 15/06/2018			
Planning Details 1: Demolition of vacant care home and erection of 23no. dwellings with associated works.						
Planning Status 1: Permitted – Under Construction						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 23	Units Complete: 0	Units Under Construction: 13	Units not started: 10			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): Site was not included at this stage. The site has full planning permission in place for 13 dwellings, and as such is a category A site. In line with the SHLAA methodology completion forecasts have been set at year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
N/A		N/A				
STAGE 1: Developer feedback to initial site forecast consultation						
N/A						
STAGE 1: Developer Outcome						
N/A						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
N/A						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
<p>This site was not included in the previous drafts of the 2021/22 APS as the planning application record failed to be included on the data sheet. The site has full planning permission in place and as such is a category A site. Works have started on site with 13 units currently under construction. The developer was contacted to gain an understanding of delivery, however no response was received. As such, in line with the SHLAA methodology completion forecasts have been set at year 2.</p>						
STAGE 1: Conclusion						
<p>Site has full planning permission in place for 23 units, works on site have commenced with 13 units under construction. As such it is considered that all of the units will be delivered within the five-year period.</p>						
STAGE 2: Consultation Feedback						
<p>This site was not included in the APS at the time of the formal consultation.</p>						
STAGE 2: Council Response						

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	23	0	0	0	0	0

Final APS Conclusion

The site was not included within the previous drafts of the 21/22 APS, however the site has full planning permission in place for 23 units and as such is a Category A site. Works on site have commenced with 13 units under construction. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period.

Site Name: Quarry House Lane, East Rainton						
SHLAA Ref: 421	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 16/01541/FUL			Decision Date 1: 02/02/2018			
Planning Details 1: Development of 33 detached residential properties with associated access and infrastructure works.						
Planning Status 1: Permitted - Under Construction						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 33	Units Complete: 0	Units Under Construction: 0		Units not started: 33		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2021- prior to full end of year completion data being available): The site was not included at the initial drafting of the 2021/22 APS as it was thought that the permission had expired without any works being started on site.						
STAGE 1: SCC Initial Site Forecasts						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
N/A		N/A				
STAGE 1: Developer feedback to initial site forecast consultation						
N/A						
STAGE 1: Developer Outcome						
N/A						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
N/A						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
<p>The site was included within the 20/21 APS, however as the planning consent for the site was due to expire February 2021 and no record of a commencement on site had been received, the site was considered as a lapsed site and not included in the initial 2021/22 APS draft. During the formal consultation on the APS it was apparent that work had started on the site (discharging of planning conditions, notification of commencements and site advertising) as such the developer was contacted and the site was included in the final version of the APS. The agent confirmed that start on site has been delayed due to COVID-19, however works commenced February 2021, with site completion expected winter 2023.</p>						
STAGE 1: Conclusion						
<p>Site has full planning permission in place for 33 units, works on site has commenced and the developer has submitted completions forecasts, with site completion anticipated by December 2023. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period.</p>						

STAGE 2: Consultation Feedback

This site was not included in the APS at the time of the formal consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?

No

Final Forecast

Completions prior to 1/4/2021	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	21	12	0	0	0

Final APS Conclusion

The site was not included within the previous drafts of the 21/22 APS, however the site has full planning permission in place for 33 units and as such is a Category A site. Site has full planning permission in place for 33 units, works on site has commenced and the developer has submitted completions forecasts, with site completion anticipated by December 2023. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period.

Appendix 4: Summary of how the APS meets the requirements of PPG

PPG paragraph reference	PPG Requirement	Council compliance
Paragraphs: 003 Reference ID: 68-003-20190722 005 Reference ID: 68-005-20190722	The purpose of the 5 year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies for the next 5 years.	The CSDP was adopted in January 2020 and therefore the strategic housing policies identified in section 2 of this document are considered to be up to date and establish the housing requirement for the next five years.
007 Reference ID: 68-007-20190722	To demonstrate that the sites are deliverable in accordance with Annex 2 NPPF definition of deliverable.	Appendix 3 site profiles, includes evidence and justification to demonstrate that a site is deliverable, in accordance with the NPPF Annex 2 definition of deliverable.
Paragraphs: 009 Reference ID: 68-009-20190722	Confirming a five year land supply through an APS.	The Council can confirm its five year land supply through an APS as it submitted an APS to PINS in 2020.
012 Reference ID: 68-012-20190722	Submitting intent to submit an APS by 1 st April.	The Council submitted its intent to submit an APS to the Planning Inspectorate on 25 th March. Appendix 1.
014 Reference ID: 68-014-20190722	<ul style="list-style-type: none"> for sites with detailed planning permission, details of numbers of homes under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates. 	This information is contained in site profiles -Appendix 3. These sites are considered Category A sites.
	<ul style="list-style-type: none"> for small sites, details of their current planning status and record of completions and homes under construction by site. 	The Council's approach to small sites is set out in paragraph 5.45 -5.47 Table 11 sets out the Net Housing Delivery from Small Sites 2010/11 – 2020/21.
	<ul style="list-style-type: none"> for sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, 	This information is set out in site profiles - Appendix 3. These sites are considered to be Category B sites.

	<p>and where included in the 5 year housing land supply), information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales and progress towards detailed permission;</p>	
	<ul style="list-style-type: none"> • permissions granted for windfall development by year and how this compares with the windfall allowance; 	Set out in paragraph 5.48 - 5.50. A windfall allowance has not been accounted for within the supply at this point in time.
	<ul style="list-style-type: none"> • details of demolitions and planned demolitions which will have an impact on net completions; 	Set out in paragraph 5.52-5.54 and Table 12, demolitions have been accounted for in this APS.
	<ul style="list-style-type: none"> • total net completions from the plan base date by year (broken down into types of development e.g. affordable housing); and 	Set out in paragraph 4.8 – 4.11, Tables 4 & 5.
	<ul style="list-style-type: none"> • the 5 year housing land supply calculation clearly indicating buffers and shortfalls and the number of years of supply. 	<p>Section 6 sets out the housing land supply position for Sunderland, indicating buffers, and the number of years of supply.</p> <p>Section 4 sets out the methodology for calculating the housing requirement, including establishing a buffer.</p> <p>Section 5 sets out the methodology for calculation the component parts of the five year housing supply.</p>
015 Reference ID: 68-015-20190722	<ul style="list-style-type: none"> • an overview of the process of engagement with site owners/applicants, developers and other stakeholders and a schedule of site-based data resulting from this; 	Section 7 sets out the process of engagement the Council has gone through when preparing the APS, so far. Appendix 2 includes a schedule of site based data.
	<ul style="list-style-type: none"> • specific identification of any disputed sites where consensus on likely delivery has not been reached, including sufficient evidence 	Conclusion for each site are set out in Appendix 3. The Council in Section 1 of this report confirms its five year land supply position. The Council

	<p>in support of and opposition to the disputed site(s) to allow a Planning Inspector to reach a reasoned conclusion; as well as an indication of the impact of any disputed sites on the number of years of supply;</p> <ul style="list-style-type: none"> • the conclusions which have been reached on each site by the local planning authority in the light of stakeholder engagement; • the conclusions which have been reached about the overall 5 year housing land supply position. 	<p>sets out its position in relation to disputed sites at paras 5.56-5.57.</p>
<p>Paragraph: 016 Reference ID: 68-016-20190722</p>	<p>Local planning authorities will need to engage with developers and others who have an impact on delivery. This will include:</p> <ul style="list-style-type: none"> • small and large developers; • land promoters; • private and public land owners; • infrastructure providers (such as utility providers, highways, etc) and other public bodies (such as Homes England); • upper tier authorities (county councils) in two-tier areas; • neighbouring authorities with adjoining or cross-boundary sites; and • any other bodies with an interest in particular sites identified. 	<p>This various stages of engagement and the those that have been engaged are set out in Appendix 10 and Appendix 11. The Council’s approach to engagement is detailed in Section 7.</p>
<p>Paragraph: 020 Reference ID: 68-020-20190722</p>	<p>Local planning authorities should demonstrate there is a reasonable prospect that housing sites are “developable” through use of evidence, such as:</p> <ul style="list-style-type: none"> • written commitment or agreement that relevant funding is likely to come forward within the timescale 	<p>Information is captured for individual sites, within site profiles in Appendix 3. All correspondence received with developers is available in Appendix 5, 13 & 14.</p>

	<p>indicated, such as an award of grant funding;</p> <ul style="list-style-type: none"> • written evidence of agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates; • likely buildout rates based on sites with similar characteristics; and • current planning status - for example, a larger scale site with only outline permission where there is supporting evidence that the site is <u>suitable and available</u>, may indicate development could be completed within the next 6-10 years. 	
Paragraph: 022 Reference ID: 68-022-20190722	10% - the buffer for authorities seeking to ' <u>confirm</u> ' 5 year housing land supply for a year, through a recently adopted plan or subsequent annual position statement	In paragraphs 4.18-4.19 the Council confirms it has included a 10% buffer.
Paragraph: 029 Reference ID: 68-029-20190722	<p>Local planning authorities should count completions as the following:</p> <ul style="list-style-type: none"> • housing completions include new build dwellings, conversions, changes of use and demolitions and redevelopments. Completions should be <u>net figures</u>, so should offset any demolitions. 	<p>Completions (net) recorded within the plan period so far is identified at paragraph 4.8-4.11, Tables 4 & 5 and further broken down in Appendix 2 to include a schedule of net completion by site between 1 April 2015 to 31 March 2021.</p> <p>Paragraphs 5.51 and 5.52-5.54 set out the approach to incorporating conversions/change of use and demolitions into the five year supply calculation, respectively.</p>
Paragraph: 032 Reference ID: 68-032-20190722	Where local planning authorities deliver more completions than required against planned requirements, the additional supply can be	Paragraphs 4.16-4.17 confirms that the Council has an oversupply. It has also confirmed in section 4 that this

	used to offset any shortfalls against requirements from previous years.	oversupply is not included in the housing requirement.
Paragraph: 034 Reference ID: 68-034-20190722	<p>All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply based on:</p> <ul style="list-style-type: none"> • the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and/or • the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation. 	<p>Paragraph 4.10-4.11 sets out that student accommodation is not factored into net completions to date.</p> <p>Paragraph 4.20 identifies that student accommodation consents were not factored into the deliverable sites list and consequently the projections for the five year period.</p>
Paragraph: 035 Reference ID: 68-035-20190722	Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market.	This information is contained in the five year land supply schedule - Appendix 2 and site profiles -Appendix 3

Appendix 5: Stage 1 Developer Correspondence and Written Evidence

034 Villiers Street

From: [Graeme Cummings](#)
To: [REDACTED]
Subject: RE: 34 Villiers Street
Date: 01 April 2021 12:00:26
Attachments: ~/WSD104.jpg
image001.jpg

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Yes the client is looking to commence soon.

Regards

Graeme Cummings
RIBA

cummings

Architects Limited



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Please consider the environment... do not print this email unless you need to.

From: [REDACTED]
Sent: 01 April 2021 11:47
To: Graeme Cummings
Subject: 34 Villiers Street

Hi Graeme,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process as you have a recently approved planning consent in place we are contacting you for confirmation that the proposed build forecast for your housing site is realistic.

A proforma has been attached which takes forward the total yield of the site. Could you please confirm this is in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

056 – High Usworth School

From: [Jane Turnbull](#)
To: [Joanne Scott](#)
Subject: Re: SHLAA 56 -High Usworth School
Date: 22 April 2021 10:29:38
Attachments: [image98092.JPG](#)

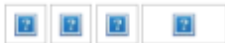
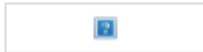
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Hi Joanne,

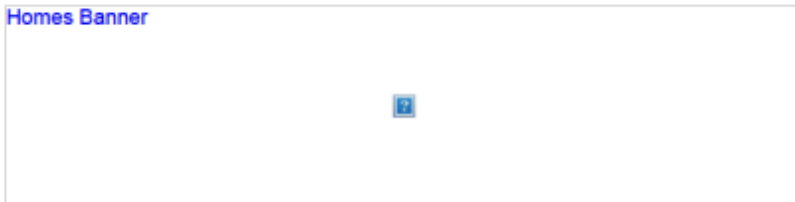
The site is now completed I think.

Get [Outlook for Android](#)

Jane Turnbull
[REDACTED]



Homes Banner



From: Joanne Scott [REDACTED]
Sent: Thursday, April 22, 2021 6:59:32 AM
To: Jane Turnbull [REDACTED]
Subject: SHLAA 56 -High Usworth School

This email has been sent from OUTSIDE of Gentoo. If you have any concerns (unknown sender, unusual subject, suspicious link or if something just feels wrong) do not click on links or open attachments. Contact the IT Service Desk if you are unsure.

Hi Jane,

Can I just check the above site with you as it wasn't included in the e-mail response and we have 8 units outstanding ?

Regards

Joanne

Joanne Scott
[REDACTED]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo Housing (Private Arm)
Telephone Number	
E-mail address	████████████████████
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	High Usworth School, Well Bank Road
Planning Application no.	16/02266/FU4
SHLAA Site Ref (if known)	56
Number of remaining dwellings to build on site	9

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	9Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	47	9	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

061 – Former Lambton Cokeworks Site (Elba Park)

From: [Ward, Amy \(North East\)](#)
To: [Joanne Scott](#)
Cc: [Smith, Dominic](#)
Subject: FW: *EXTERNAL: FW: APS Housing sites
Date: 23 April 2021 14:40:50
Attachments: [image002.jpg](#)
[Sunderland City Council Housing Delivery Consultation Proforma.docx](#)


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Hi Joanne,
Apologies for the delay in coming back to you – keeping up with emails at the minute is a full time job in itself, I'm sure you are experiencing the same.

Please find our submission attached.

Thanks
Amy

From: Joanne Scott [REDACTED]
Sent: 20 April 2021 06:14
To: Ward, Amy (North East) [REDACTED]
Subject: *EXTERNAL: FW: APS Housing sites

 **EXTERNAL EMAIL WARNING**
Please do not click on **LINKS** or **ATTACHMENTS** where you are unsure of its origin. In such cases delete the email.

Hi Amy, Dominic

If possible can you provide an update to your sites by the end of this week (see my previous e-mail below).

Regards

Joanne

From: Joanne Scott
Sent: 01 April 2021 10:27
To: Ward, Amy [REDACTED]
Subject: APS Housing sites

Hi Amy/Dominic,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amy Ward/Dominic Smith
Company	Barratt Developer/BDW Trading Ltd
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Former Lambton Cokeworks Site (Elba Park)
Planning Application no.	09/02328/REM
SHLAA Site Ref (if known)	061
Number of remaining dwellings to build on site	21

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site’s deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	32Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	338	21	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary	BDW have 21 dwellings remaining to complete.													

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

062 – Ryhope and Cherry Knowle Hospital

From: [Ward, Amy \(North East\)](#)
To: [Joanne Scott](#)
Cc: [Smith, Dominic](#)
Subject: FW: *EXTERNAL: FW: APS Housing sites
Date: 23 April 2021 14:40:50
Attachments: [image002.jpg](#)
[Sunderland City Council Housing Delivery Consultation Proforma.docx](#)

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Hi Joanne,
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Please find our submission attached.

Thanks
Amy

From: Joanne Scott [REDACTED]
Sent: 20 April 2021 06:14
To: Ward, Amy (North East) [REDACTED]
Subject: *EXTERNAL: FW: APS Housing sites

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Hi Amy, Dominic

If possible can you provide an update to your sites by the end of this week (see my previous e-mail below).

Regards

Joanne

From: Joanne Scott
Sent: 01 April 2021 10:27
To: Ward, Amy [REDACTED]
Subject: APS Housing sites

Hi Amy/Dominic,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amy Ward/Dominic Smith
Company	Barratt/HCA
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Ryhope and Cherry Knowle Hospital
Planning Application no.	16/01524/HYB
SHLAA Site Ref (if known)	062
Number of remaining dwellings to build on site	631

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
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- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	651Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	169	60	60	15										
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts for 2021/22 have been adjusted upwards slightly to take into account completion data for 2020/21 (which accounted for COVID adjustments), which exceeded the forecasts set through the 2020/21 APS.													
Site delivery commentary	BDW have 304 dwellings in total. 169 have been completed with 135 remaining. Completing at a rate of 60 dwellings per year until completion.													

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

063 – Vaux

[Redacted]

From: David [Redacted]
Sent: 18 May 2021 13:58
To: Joanne [Redacted]
Subject: RE: Vaux

Joanne,

In terms of the Vaux scheme a planning application was submitted at the end of January 2021 and planning permission was granted at planning committee on the 29th March 2021.

As part of the planning application the following survey work has been undertaken (all documents can be found on the planning portal):

- Air Quality assessment
- Arboricultural Impact Assessment
- Archaeological Assessment
- Daylight/Sunlight Assessment
- Drainage Strategy/FRA
- Ecological Impact Assessment
- Economic impact assessment
- Health Impact Assessment
- Noise Assessment
- Phase 2 geotechnical and geoenvironmental assessment
- Sustainability assessment
- Transport statement

In terms of appointing a developer we are currently out to tender with submissions due back in 28/05/21 with a view to appointing a preferred developer in July 2021 with a potential start on site in September 2021 with an enabling works contract.

Hopefully this provides you with the information you require but please do not hesitate to contact me if you require any further information.

Regards

David

David [Redacted]
[Redacted]
[Redacted]

From: Joanne S [Redacted]
Sent: 17 May 2021 06:30

To: David [REDACTED]
Subject: Vaux

Hi David,

I have the Vaux site within the five-year housing land supply, however I am after further information to support its inclusion.

Can you provide me with details as to what has been undertaken to date to progress the site, such as a list of survey work, how far advanced you are with getting a developer on board, etc. I need to be able to demonstrate that the development of the residential will happen when we say it will. However, I only require information which can go in the public domain.

Any assistance would be greatly appreciated.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

079 – Hylton Lane/Blaydon Avenue, Hylton Lane

From: [Gayle Black](#)
To: [Joanne Scott](#)
Subject: RE: APS housing sites
Date: 15 April 2021 08:54:08
Attachments: [image025412.png](#)
[Gentoo SCC completion info -15-4-21.docx](#)

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Hi Joanne

Please see attached, we've also added on our recent permissions as most of them are on site or about to start on site.

Thanks
Gayle

Gayle Black

[REDACTED]



[REDACTED]

[REDACTED] Black

Sent: 06 April 2021 16:45

To: 'Joanne Scott' [REDACTED]

Subject: RE: APS housing sites

Hi Joanne

Leave this with me and we'll come back with the affordable team info. Note we will have additional sites to add as we have started on site on a couple of the site we got permission for late last year and they will have units completing this year.

Thanks
Gayle

From: Joanne Scott [REDACTED]

Sent: 01 April 2021 11:13

To: Jane Turnbull [REDACTED]

Subject: APS housing sites

This email has been sent from OUTSIDE of Gentoo. If you have any concerns (unknown sender, unusual subject, suspicious link or if something just feels wrong) do not click on links or open attachments. Contact the IT Service Desk if you are unsure.

Hi Jane, Gayle and Izzi hope you are all well,

I am sending this to all three of you as I think you all deal with different sites, hopefully we got them all covered.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Gayle Black/Izzi Jackson
Company	Gentoo Group
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Hylton Lane/Blaydon Ave, Hylton Lane
Planning Application no.	18/00527/FUL
SHLAA Site Ref (if known)	079
Number of remaining dwellings to build on site	71

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Allocated Saved UDP Site
Was the site included in the 2020 APS	71Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	40	31	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

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Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

081 – Chapelgarth – Storey Homes

From: [Amanda Stephenson](#)
To: [Joanne Scott](#)
Subject: RE: APS- Chapelgarth
Date: 14 April 2021 16:29:20
Attachments: [image001.png](#)

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Afternoon Joanne

Re the below and my email from the other day, more conscious that I haven't provided any information and therefore to avoid unnecessary delays I've listed below our current programme for build out of The Birches, Chapelgarth (115 units).

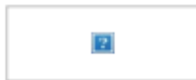
	Market Sale	Affordable
FY22	18	0
FY23	36	6
FY24	36	4
FY25	13	2

Give me a shout if you need anything further.

Regards
Amanda

Amanda Stephenson

[REDACTED]



From: Joanne Scott [REDACTED]
Sent: 01 April 2021 12:09
To: Amanda Stephenson [REDACTED]
Cc: Neil Guthrie [REDACTED]
Subject: APS- Chapelgarth

Hi Amanda, Phil and Lee,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

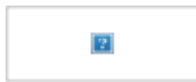
From: [Amanda Stephenson](#)
To: [Joanne Scott](#)
Subject: RE: APS- Chapelgarth
Date: 05 May 2021 09:51:34
Attachments: [image001.png](#)

Yes that's correct just phase 2 of the Chapelgarth site is Story Homes for 115 units total – complicated by having 2 existing reserved matters applications but covers the same thing in all reality.

Regards
Amanda

Amanda Stephenson

[REDACTED]



From: Joanne Scott [REDACTED]
Sent: 05 May 2021 09:47
To: Amanda Stephenson [REDACTED]
Subject: RE: APS- Chapelgarth

Hi Amanda, yes I think I now understand.
So Story Homes just have 1 parcel of land for 115 units ? application 20/02335/LR4 is not for a further 115 dwellings, it was just to rectify the drainage issue ?
Regards
Joanne

From: Amanda Stephenson [REDACTED]
Sent: 05 May 2021 09:40
To: Joanne Scott [REDACTED]
Subject: RE: APS- Chapelgarth

Hi Joanne – yes we had an initial reserved matters approval (20/01323/LR4) for the 115 units of which works commenced, however no completed units have been delivered as yet. We submitted a further revised reserved matters application to address a drainage issue linked to Sigllon s73 application hence the new reference and approval (20/02335/LR4). As mentioned no completions to date, the profile of units I provided are based on the site from our perspective rather than applications – does that help clarify?

Regards
Amanda

[REDACTED]

From: Joanne Scott [REDACTED]
Sent: 05 May 2021 09:31
To: Amanda Stephenson [REDACTED]
Subject: RE: APS- Chapelgarth

Hi Amanda,
Apologies I'm back again !!
Chapelgarth
Can you clarify a few queries for me please.
You have 2 approvals (20/01323/LR4- 115 units) and (20/02335/LR4 -115 units).
Work has commenced and you have had completions in 20/21 in relation to 20/01323/LR4 ? If so how many ?
The remainder of the build out for 20/01323/LR4 is set out below ?
Will 20/02335/LR4 continue on after the build out below ? and if so at what rate ?

It gets confusing when we have more than one developer on site for completion data.

Regards

Joanne

From: Amanda Stephenson [REDACTED]
Sent: 14 April 2021 16:29
To: Joanne Scott [REDACTED]
Subject: RE: APS- Chapelgarth

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Afternoon Joanne

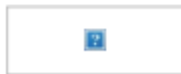
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	Market Sale	Affordable
FY22	18	0
FY23	36	6
FY24	36	4
FY25	13	2

Give me a shout if you need anything further.

Regards
Amanda

[REDACTED]



From: Joanne Scott [REDACTED]
Sent: 01 April 2021 12:09
To: Amanda Stephenson [REDACTED]
Cc: Neil Guthrie [REDACTED]
Subject: APS- Chapelgarth

Hi Amanda, Phil and Lee,

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Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott



For all general housing development queries, contact us at housing.developers@sunderland.gov.uk



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Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amanda Stephenson (Story homes) Andrew Dring (Miller) Lee Foxtton (Duchy)asfd
Company	Siglion/Millers
Telephone Number	██████████
E-mail address	██ ██ ██
Are you the landowner, developer or agent?	Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Chapelgarth site
Planning Application no.	16/00388/HY4 16/02356/LR4 20/01323/LR4 20/02335/LR4 21/00142/LR4
SHLAA Site Ref (if known)	081
Number of remaining dwellings to build on site	675

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	675Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	62 PD	46	36	0	0	0	0	0	0	0	0	0	0	
Affordable Units	16 AFF													
Demolitions and or/conversion losses														
Council’s reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

086 – Former Easington Lane

[REDACTED]

From: James Litherland [REDACTED]
Sent: 08 April 2021 11:09
To: Joanne [REDACTED]
Subject: RE: Former Easington Lane Primary School Building
Attachments: Place First Hetton JL 08.04.21.docx

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Joanne

Please find attached.

Thanks

James Litherland [REDACTED]

The logo for Placefirst, featuring the word "placefirst" in a blue, lowercase, sans-serif font. The "p" is significantly larger than the other letters. To the right of the text is a thick, horizontal blue bar.

From: Joanne Scott [REDACTED]
Sent: Thursday, April 1, 2021 12:06 PM
To: James Litherland [REDACTED]
Subject: Former Easington Lane Primary School Building

This message was received from outside of Placefirst. STOP. Were you expecting this email? Does it look genuine? THINK. Before you CLICK on links or OPEN any attachments.

Hi James,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate. Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	James Litherland [REDACTED] [REDACTED]
Company	Placefirst
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Landowner and developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Former Easington Lane Primary School Building
Planning Application no.	18/01963/FU4
SHLAA Site Ref (if known)	086
Number of remaining dwellings to build on site	67

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site’s deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	93Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	49	67	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council’s reasoning for delivery	The proposed annual forecasts for 2021/22 have been adjusted upwards slightly to take into account completion data for 2020/21 (which accounted for COVID adjustments), which exceeded the forecasts set through the 2020/21 APS.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

087 – Former Dubmire Primary School, Britannia Terrace - Karbon Homes

From: [Claire O'Shea](#)
To: [Joanne Scott](#)
Cc: [Lea Smith](#)
Subject: RE: APS housing sites
Date: 26 April 2021 09:06:57
Attachments: [REDACTED]

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Hi Joanne,

Please see attached.

Claire O'Shea

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Joanne Scott [REDACTED]
Sent: 20 April 2021 06:35
To: Claire O'Shea [REDACTED]
Subject: FW: APS housing sites

EXTERNAL EMAIL:

This email originated outside of Karbon Homes.
DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Hi Claire/Lea,

If possible can you provide an update as per my previous e-mail (by the end of this week if possible please).

Regards

Joanne

From: Joanne Scott
Sent: 01 April 2021 11:21
To: Lea Smith [REDACTED]
[REDACTED]
Subject: APS housing sites

Hi Lea and Claire,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott



www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk



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Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Lea Smith/ Claire.Oshea
Company	Karbon Homes
Telephone Number	
E-mail address	[REDACTED] [REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Former Dubmire Primary School, Britannia Terrace
Planning Application no.	18/02002/FU4
SHLAA Site Ref (if known)	087
Number of remaining dwellings to build on site	5

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	5Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	17	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

091 – Southwick Primary School

From: [Jeff Boyd](#)
To: [Joanne Scott](#)
Subject: RE: Southwick Primary School
Date: 21 April 2021 17:09:20
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Bessie - southwick_SCC.docx](#)

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Hi Joanne,
Sorry for the delay.
Attached and completed.

Regards
Jeff

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: Joanne Scott [REDACTED]
Sent: 20 April 2021 06:09
To: Jeff Boyd [REDACTED]
Subject: Southwick Primary School

Hi Jeff,

If possible could you take a look at my previous e-mail (below) and get back to me by the end of this week.

Regards

Joanne

From: Joanne Scott
Sent: 01 April 2021 11:09
To: Jeff Boyd [REDACTED]
Subject: APS Housing sites

Hi Jeff,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[Redacted signature block]

[Redacted] all general housing development queries, contact us at housing.developers@sunderland.gov.uk



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From: [Jeff Boyd](#)
To: [Joanne Scott](#)
Subject: RE: Southwick Primary School
Date: 22 April 2021 08:37:02
Attachments: [joane008.jpg](#)
[joane009.jpg](#)
[joane010.jpg](#)
[joane011.jpg](#)
[joane012.jpg](#)
[joane013.jpg](#)
[Clark of Works Inspection Report - 26.docx](#)
[Clark of Works Inspection Report - 27.docx](#)

Hi Joanne

The site started in September 2020.

As the site is quite large, the site is at various stages – I attach a last two inspection reports which contains photo's of progress.

There was a lot of ground remediation including piling at the start, hence the photo's show what appears to be slow progress but the first few month was spent in the ground.

Only a couple of conditions left to discharge – but these need to be done by completion.

It is funded through the AHP 2016-21 programme - so need to be complete by end March 2022.

Anything else please let me know.

Regards

Jeff

Jeff Boyd

[REDACTED]



[REDACTED]

[REDACTED]

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From: Joanne Scott [REDACTED]
Sent: 22 April 2021 06:17
To: Jeff Boyd [REDACTED]
Subject: RE: Southwick Primary School

Many thanks Jeff, much appreciated.

Can you also advise what works have taken place to progress the site ? (discharge of conditions, groundworks, etc). Just so we can demonstrate through the APS that the site is being delivered.

Is the site grant funded ?, if so what are your time limits on spending ?

Regards

Joanne

From: Jeff Boyd [REDACTED]
Sent: 21 April 2021 17:09
To: Joanne Scott [REDACTED]
Subject: RE: Southwick Primary School

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Hi Joanne,
Sorry for the delay.
Attached and completed.

Regards

Jeff

Jeff Boyd

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: Joanne Scott [REDACTED]

Sent: 20 April 2021 06:09

To: Jeff Boyd [REDACTED]

Subject: Southwick Primary School

Hi Jeff,

If possible could you take a look at my previous e-mail (below) and get back to me by the end of this week.

Regards

Joanne

From: Joanne Scott

Sent: 01 April 2021 11:09

To: Jeff Boyd [REDACTED]

Subject: APS Housing sites

Hi Jeff,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate. Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[REDACTED]

[REDACTED]

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jeff Boyd
Company	Bernicia Group
Telephone Number	07970098019
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Landowner
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Southwick Primary School, Clarence Street
Planning Application no.	19/01740/FU4
SHLAA Site Ref (if known)	091
Number of remaining dwellings to build on site	37

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Brownfield Register
Was the site included in the 2020 APS	37Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units		37												
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary	The 37 units are all for affordable rent, and are due for completion Dec 21/Jan22.													

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
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- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

098 – Ayton Village Primary School

[REDACTED]

From: Andrew Rennie [REDACTED]
Sent: 19 May 2021 07:51
To: Joanne Scott
Subject: RE: Ayton Village Primary School, Dunlin Drive, Ayton

Hi Joanne,

We have forward sold 28 houses (50%) to Riverside Group as shared ownership. The other 28 are open market sale and reservations are progressing well. As we started construction in Q1 2020, we are confident our build team will have all 56 completed by December this year.

I hope that helps.

Regards,

Andrew

Andrew Rennie

[REDACTED]

[REDACTED]

[REDACTED]



Part of the **Vistry Group**

From: Joanne Scott [REDACTED]
Sent: 19 May 2021 05:54
To: Andrew Rennie [REDACTED]
Subject: RE: Ayton Village Primary School, Dunlin Drive, Ayton

NOTE: Email originated outside of Vistry Group.

Hi Andrew,

Just a quick question on the number of completions to be finalised in 21/22, our standard is normally 30 per year, can I just ask how you can achieve the 56 all in one year ?

Regards
Joanne

From: Andrew Rennie [REDACTED]
Sent: 05 May 2021 07:38

To: Joanne Scott [REDACTED]
Subject: RE: Ayton Village Primary School, Dunlin Drive, Ayton

***This message originates from outside your organisation. Do not provide login or password details. Do not click on links or attachments unless you are sure of their authenticity. If in doubt, email 'Ask.ICT@Sunderland.gov.uk' or call 561 5000 ***

Hi Joanne,

See attached completed form.

Please let me know if you require anything further.

Regards,

Andrew

Andrew Rennie
[REDACTED]
[REDACTED]
[REDACTED]



Part of the **Vistry Group**

From: Joanne Scott [REDACTED]
Sent: 04 May 2021 17:03
To: Michael Duffy [REDACTED]
Subject: FW: Ayton Village Primary School, Dunlin Drive, Ayton

NOTE: Email originated outside of Vistry Group.

Hi Michael and Andrew,

If possible could you complete the attached proforma for the above site and let me know of how the scheme is progressing please. This information is for five-year land purposes.
I have previously sent this to the contacts I used last year Norman Gwynn and Graham Railton (e-mail below), but have had no response.

Regards

Joanne

From: Joanne Scott

Sent: 01 April 2021 12:24

To: [REDACTED]

Subject: Ayton Village Primary School, Dunlin Drive, Ayton

Hi Norman and Graham,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott
[REDACTED]
[REDACTED]
[REDACTED]

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

From: [Andrew Rennie](#)
To: [Joanne Scott](#); [Michael Duffy](#)
Subject: RE: Ayton Village Primary School, Dunlin Drive, Ayton
Date: 05 May 2021 07:38:11
Attachments: [image003.png](#)
[image004.png](#)
[Former Ayton Village Primary - Vistry Group Delivery.docx](#)

***This message originates from outside your organisation. Do not provide login or password details. Do not click on links or attachments unless you are sure of their authenticity. If in doubt, email 'Ask.ICT@Sunderland.gov.uk' or call 561 5000 ***

Hi Joanne,

See attached completed form.

Please let me know if you require anything further.

Regards,

Andrew

Andrew Rennie
[Redacted]
[Redacted]
[Redacted]
[Redacted]



From: Joanne Scott [Redacted]
Sent: 04 May 2021 17:03
To: Michael Duffy [Redacted]
Subject: FW: Ayton Village Primary School, Dunlin Drive, Ayton

NOTE: Email originated outside of Vistry Group.

Hi Michael and Andrew,

If possible could you complete the attached proforma for the above site and let me know of how the scheme is progressing please. This information is for five-year land purposes.

I have previously sent this to the contacts I used last year Norman Gwynn and Graham Railton (e-mail below), but have had no response.

Regards

Joanne

From: Joanne Scott
Sent: 01 April 2021 12:24
To: [Redacted]
Subject: Ayton Village Primary School, Dunlin Drive, Ayton

Hi Norman and Graham,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still

deliverable.

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Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[Redacted signature block]

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Andrew Rennie
Company	Vistry Group
Telephone Number	██████████
E-mail address	██
Are you the landowner, developer or agent?	Landowner Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Ayton Village Primary School, Dunlin Drive, Ayton
Planning Application no.	19/01484/FU4
SHLAA Site Ref (if known)	098
Number of remaining dwellings to build on site	56

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	28	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units	0	28	0	0	0	0	0	0	0	0	0	0	0	
Demolitions and or/conversion losses	0	0	0	0	0	0	0	0	0	0	0	0	0	
Council's reasoning for delivery	Sale of former school land													
Site delivery commentary	Site commenced spring 2020. Construction progressing well targeted completion end 2021. All affordable units are shared ownership.													

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

106 – High Ford

From: [Chris Dodds](#)
To: [Joanne Scott](#)
Subject: RE: APS sites
Date: 01 April 2021 16:54:14
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.jpg](#)
[GleesonLogo_c0999916-6002-4c0c-b011-6d1e3a822910.png](#)
[Gleeson_Email_Signature_Values_Panel_02fca58-1343-4fbc-9617-0661652c0be5.png](#)
[SocialLink_Facebook_32x32_794aa62b-3463-4272-83ec-b16c216ea36d.png](#)
[SocialLink_Instagram_32x32_15270c97-edf0-4b69-ae05-80c96708ae07a.png](#)
[SocialLink_Linkedin_32x32_dfd59d7a-0dd5-474a-b691-6d68e47acc73.png](#)
[SocialLink_Twitter_32x32_f8019317-c0bb-4380-8d7c-f1578495ae063.png](#)
[g_a789859b-27df-4e59-9927-080ecc9f7e6.png](#)

Hi Joanne,

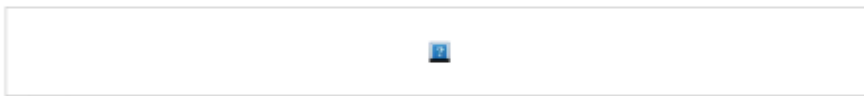
Its 11 completions on Hetton Downs in total to date.

We do run a different year, we run July-June but if you work on approx. 36 completions per annum that should be about right.

Regards
Chris



Changing lives by building affordable quality homes. Where they are needed for the people who need them most.



Our Vision, Mission and Values are at the heart of everything we do. click [here](#) to see our short video

From: Joanne Scott [REDACTED]
Sent: 01 April 2021 16:50
To: Chris Dodds [REDACTED]
Subject: RE: APS sites

CAUTION: This email originated outside of Gleeson. You should NOT open attachments or click links unless you are certain of its origin. If in doubt, please contact Gleeson IT.

Hi Chris,

So is that 11 completions on Hetton Downs in total to date ? or for this year ?

As if I remember rightly didn't your year fall different to ours, we are 1st April – 31st March and I think your year was July-June.

Regards
Joanne

From: Chris Dodd [REDACTED]
Sent: 01 April 2021 15:32
To: Joanne Scott [REDACTED]
Subject: RE: APS sites

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Hi Joanne,

Further to your email below, the figures look correct for our Highfield Park development, or High Ford Estate as its referred to in the document.

Again the figures for Hetton Downs also look about right, although we only have 11 completions to date (I have just today updated the month end sheets so 11 completions is accurate), not the 17 referred to in the document. We are working on a sales rate of approx. 36 per annum.

I trust the above is of assistance but any queries please let me know.

Regards
Chris

Chris Dodds



Changing lives by building affordable quality homes. Where they are needed for the people who need them most.



Our Vision, Mission and Values are at the heart of everything we do [click here](#) to see our short video

From: Joanne Scott [redacted]
Sent: 01 April 2021 11:14
To: Chris Dodds [redacted]
Subject: APS sites

CAUTION: This email originated outside of Gleeson. You should NOT open attachments or click links unless you are certain of its origin. If in doubt, please contact Gleeson IT

Hi Chris,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate. Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott
[redacted]

107 – Phases 1 - 6, Chester Road

[REDACTED]

From: Jane Turnbull [REDACTED]
Sent: 20 May 2021 11:13
To: Joanne Scott
Subject: RE: Chester Road

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Hi Joanne,

Sorry I have just realised that I have never responded to this.

The whole site is cleared in preparation for the wider development and future phases. The new entrance is now complete with the S278 agreed, the new entrance will feed the whole site. In terms of a planning application unfortunately we have no update on when this will be submitted.

Kind regards,
Jane

Jane Turnbull
[REDACTED]

★★★★★
gentoo homes

[REDACTED]



From: Joanne Scott [REDACTED]
Sent: 22 April 2021 13:35
To: Jane Turnbull [REDACTED]
Subject: Chester Road

This email has been sent from OUTSIDE of Gentoo. If you have any concerns (unknown sender, unusual subject, suspicious link or if something just feels wrong) do not click on links or open attachments. Contact the IT Service Desk if you are unsure.

Hi Jane,

With regards Chester Road, as phase 1 has full consent for 118 dwellings, this results in 31 dwellings within the five-year supply included due to its brownfield land status rather than full planning consent. As such further evidence is required to demonstrate sites that are included for this reason and the onus is on the council in partnership with the developer to undertake this.

Could you provide me with more details so I can justify its inclusion, such as when you anticipate submitting a further application for the next phase ? any works undertaken on site to accommodate phase 2, I know the whole site is cleared, highway works undertaken to accommodate full capacity, or even just the next phase ?

Regards

Joanne

Joanne Scott

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

From: [Jane Turnbull](#)
To: [Joanne Scott](#)
Subject: RE: APS housing sites
Date: 21 April 2021 16:32:08
Attachments: [image1a182.JPG](#)
[Gentoo homes delivery 21.04.21.docx](#)

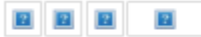
*****This message originates from outside your organisation. Do not provide login or password details. Do not click on links or attachments unless you are sure of their authenticity. If in doubt, email 'Ask.ICT@Sunderland.gov.uk' or call 561 5000 *****

Hi Joanne,

Please find attached the completed sites for Gentoo Homes, please let me know if you require anything further.

Thanks,
Jane

Jane Turnbull
[REDACTED]



Homes Banner



From: Joanne Scott [REDACTED]
Sent: 01 April 2021 11:13
To: Jane Turnbull [REDACTED]
Subject: APS housing sites

This email has been sent from OUTSIDE of Gentoo. If you have any concerns (unknown sender, unusual subject, suspicious link or if something just feels wrong) do not click on links or open attachments. Contact the IT Service Desk if you are unsure.

Hi Jane, Gayle and Izzi hope you are all well,

I am sending this to all three of you as I think you all deal with different sites, hopefully we got them all covered.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo Homes
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Landowner and Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Phases 1-6, Chester Road
Planning Application no.	18/00255/FU4
SHLAA Site Ref (if known)	107
Number of remaining dwellings to build on site	450

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
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- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	450Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	26	26	26	26	30	30	30	30	30	30	30	30	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary	No known delivery issues- work has commenced on site. Planning approval only received for Phase 1 of the scheme.													

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

112 – Site of Former Broomhill Estate

From: [Jane Turnbull](#)
To: [Joanne Scott](#)
Subject: RE: APS housing sites
Date: 21 April 2021 16:32:08
Attachments: [imged9182.JPG](#)
[Gentoo homes delivery 21.04.21.docx](#)

*****This message originates from outside your organisation. Do not provide login or password details. Do not click on links or attachments unless you are sure of their authenticity. If in doubt, email 'Ask.ICT@Sunderland.gov.uk' or call 561 5000 *****

Hi Joanne,

Please find attached the completed sites for Gentoo Homes, please let me know if you require anything further.

Thanks,
Jane

Jane Turnbull
[REDACTED]



Homes Banner



From: Joanne Scott [REDACTED]
Sent: 01 April 2021 11:13
To: Jane Turnbull [REDACTED]
Subject: APS housing sites

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Hi Jane, Gayle and Izzi hope you are all well,

I am sending this to all three of you as I think you all deal with different sites, hopefully we got them all covered.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott
[REDACTED]

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo Homes
Telephone Number	██████████
E-mail address	██
Are you the landowner, developer or agent?	Landowner and Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Site of former Broomhill Estate.
Planning Application no.	16/01161/FU4
SHLAA Site Ref (if known)	112
Number of remaining dwellings to build on site	9

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	24Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	119	9	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary	No known delivery issues.													

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

128 – Black Boy Road Land at (Site A)

From: [McVickers, Adam](#)
To: [Joanne Scott](#); [Hunt, Paul](#)
Subject: RE: APS housing sites
Date: 06 April 2021 10:40:06
Attachments: [0.jpg](#)
[Persimmon_2021-22_\(06.04.2021\).docx](#)

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Joanne,

I am doing well. Hope you are too.

Find attached our updated Forecast Update. I have adjusted where necessary and provided some additional breakdown of OM/Affordable forecasting.

Any queries let me know.

Regards,

Adam McVickers
[REDACTED]

[REDACTED]

From: Joanne Scott [REDACTED]
Sent: 01 April 2021 11:50
To: McVickers, Adam [REDACTED]
Subject: APS housing sites

Hi Adam, Paul,

Hope you are both well.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers /Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	[REDACTED] [REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Black Boy Road land at (Site A)
Planning Application no.	16/02123/OU4 (Outline) 19/01826/REM (approved)
SHLAA Site Ref (if known)	128
Number of remaining dwellings to build on site	141

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site’s deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Outline Consent
Was the site included in the 2020 APS	141Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	10	23	29	30	27	11	0	0	0	0	0	0	
Affordable Units	0	0	7	1	0	3	0	0	0	0	0	0	0	
Demolitions and or/conversion losses														
Council’s reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

138 – Land at North Road

From: [McVickers, Adam](#)
To: [Joanne Scott](#); [Hunt, Paul](#)
Subject: RE: APS housing sites
Date: 06 April 2021 10:40:06
Attachments: [0.jpg](#)
[Persimmon_2021-22_\(06.04.2021\).docx](#)

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Joanne,

I am doing well. Hope you are too.

Find attached our updated Forecast Update. I have adjusted where necessary and provided some additional breakdown of OM/Affordable forecasting.

Any queries let me know.

Regards,

Adam McVickers
[REDACTED]

[REDACTED]

From: Joanne Scott [REDACTED]
Sent: 01 April 2021 11:50
To: McVickers, Adam [REDACTED]
Subject: APS housing sites

Hi Adam, Paul,

Hope you are both well.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers /Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	[REDACTED] [REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land at North Road
Planning Application no.	17/00806/REM
SHLAA Site Ref (if known)	138
Number of remaining dwellings to build on site	230

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
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- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	227Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	59	40	40	40	40	40	18	0	0	0	0	0	0	
Affordable Units	11	7	5											
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts for 2021/22 have been adjusted upwards slightly to take into account completion data for 2020/21 (which accounted for COVID adjustments), which exceeded the forecasts set through the 2020/21 APS.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

142 – Former Chilton Moor Cricket Club, Black Boy Road

From: [Phil Brown](#)
To: [Joanne Scott](#)
Subject: RE: Former Chilton Moor Cricket Club
Date: 20 April 2021 08:31:39
Attachments: [Esh \(Remicia\).docx](#)

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Hi Joanne

Apologies for the delay.

Regards

Phil

From: Joanne Scott [REDACTED]
Sent: 20 April 2021 06:28
To: Phil Brown [REDACTED]
Subject: Former Chilton Moor Cricket Club

Hi Phil,

If possible could you provide an update to the above site by the end of this week please (see previous e-mail below).

Regards

Joanne

From: Joanne Scott
Sent: 01 April 2021 11:10
To: [REDACTED]
Subject: APS housing site

Dear Phil,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott
[REDACTED]

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Phil Brown
Company	Esh/Bernicia
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	yes
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Former Chilton Moor Cricket Club, Black Boy Road
Planning Application no.	19/00253/FUL
SHLAA Site Ref (if known)	142
Number of remaining dwellings to build on site	12

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?cleared
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?n/a
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?n/a
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?n/a
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?no
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?n/a

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	12Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	28	4	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units		2												
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

154A – Seaburn

From: [Andrew Dring](#)
To: [Joanne Scott](#)
Cc: [Philip James](#)
Subject: APS- Chapelgarth / Seaburn
Date: 21 April 2021 14:53:15
Attachments: [image001.gif](#)
[Seaburn.docx](#)
[Chapelgarth.docx](#)

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Hi Joanne,

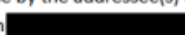
As previously requested, please see our completion data and build forecast projections in the attached documents for both Chapelgarth and Seaburn.

Let me know if you have any questions or need any further information.

Kind Regards

[Andrew Dring](#) 

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[Miller Homes Limited](#)

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Andrew Dring
Company	Miller
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Seaburn Camp, Whitburn Road (North)
Planning Application no.	18/00609/FU4
SHLAA Site Ref (if known)	154A
Number of remaining dwellings to build on site	43

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	43Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	27	37	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

194 – Land at Lambton Lane

From: [McVickers, Adam](#)
To: [Joanne Scott](#); [Hunt, Paul](#)
Subject: RE: APS housing sites
Date: 06 April 2021 10:40:06
Attachments: [0.jpg](#)
[Persimmon_2021-22_\(06.04.2021\).docx](#)

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Joanne,

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Find attached our updated Forecast Update. I have adjusted where necessary and provided some additional breakdown of OM/Affordable forecasting.

Any queries let me know.

Regards,

Adam McVickers
[REDACTED]

From: Joanne Scott [REDACTED]
Sent: 01 April 2021 11:50
To: McVickers, Adam [REDACTED]
Subject: APS housing sites

Hi Adam, Paul,

Hope you are both well.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers /Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land at Lambton Lane
Planning Application no.	17/00589/FUL
SHLAA Site Ref (if known)	194
Number of remaining dwellings to build on site	252

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	B
Cat A/B Sub Categories	Brownfield Register
Was the site included in the 2020 APS	252Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	5	25	25	25	25	25	25	25	27	7	0	0	
Affordable Units	0	0	5	5	5	5	5	5	5	3				
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

197 – Land to the East of Former Broomhill Estate

From: [Jane Turnbull](#)
To: [Joanne Scott](#)
Subject: RE: APS housing sites
Date: 21 April 2021 16:32:08
Attachments: [image0182.JPG](#)
[Gentoo homes delivery 21.04.21.docx](#)

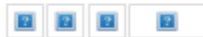
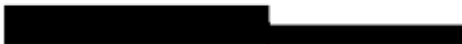
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Hi Joanne,

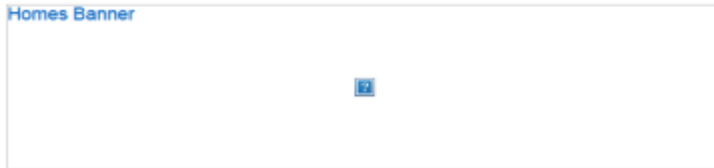
Please find attached the completed sites for Gentoo Homes, please let me know if you require anything further.

Thanks,
Jane

Jane Turnbull
[REDACTED]



Homes Banner



From: Joanne Scott [REDACTED]
Sent: 01 April 2021 11:13
To: Jane Turnbull [REDACTED]
Subject: APS housing sites

This email has been sent from OUTSIDE of Gentoo. If you have any concerns (unknown sender, unusual subject, suspicious link or if something just feels wrong) do not click on links or open attachments. Contact the IT Service Desk if you are unsure.

Hi Jane, Gayle and Izzi hope you are all well,

I am sending this to all three of you as I think you all deal with different sites, hopefully we got them all covered.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate. Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo Homes
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Landowner and Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land to the east of former Broomhill Estate
Planning Application no.	18/00075/FUL
SHLAA Site Ref (if known)	197
Number of remaining dwellings to build on site	99

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
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- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	99Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	27	36	36	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary	No known delivery issues, work has commenced on site.													

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

243 – Eastbourne Square

From: [Gayle Black](#)
To: [Joanne Scott](#)
Subject: RE: APS housing sites
Date: 15 April 2021 08:54:08
Attachments: [imageb25d12.PNG](#)
[Gentoo SCC completion info -15-4-21.docx](#)

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Hi Joanne

Please see attached, we've also added on our recent permissions as most of them are on site or about to start on site.

Thanks
Gayle

Gayle Black
[REDACTED]



[REDACTED]

[REDACTED] Black
Sent: 06 April 2021 16:45
To: 'Joanne Scott' [REDACTED]
Subject: RE: APS housing sites

Hi Joanne

Leave this with me and we'll come back with the affordable team info. Note we will have additional sites to add as we have started on site on a couple of the site we got permission for late last year and they will have units completing this year.

Thanks
Gayle

From: Joanne Scott [REDACTED]
Sent: 01 April 2021 11:13
To: Jane Turnbull [REDACTED]
Subject: APS housing sites

This email has been sent from OUTSIDE of Gentoo. If you have any concerns (unknown sender, unusual subject, suspicious link or if something just feels wrong) do not click on links or open attachments. Contact the IT Service Desk if you are unsure.

Hi Jane, Gayle and Izzi hope you are all well,

I am sending this to all three of you as I think you all deal with different sites, hopefully we got them all covered.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

Eastbourne Square – 20/01208/FUL														
Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units														
Affordable Units		24												
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary	Start on Site March 2021. Statutory diversions and disconnections causing a delay. Practical completion of all dwellings expected June 2022													

328 – Hetton Downs

From: [Chris Dodds](#)
To: [Joanne Scott](#)
Subject: RE: APS sites
Date: 01 April 2021 16:54:14
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.jpg](#)
[GleesonLogo_c0999916-6002-4c0c-b011-6d1e3a822910.png](#)
[Gleeson_Email_Signature_Values_Panel_02fca58-1343-4fbc-9617-0661652c0be5.png](#)
[SocialLink_Facebook_32c32_794aa62b-3463-4272-83ec-b16c216ea38d.png](#)
[SocialLink_Instagram_32c32_15270c97-edf0-4b69-ae05-80c96708ae07a.png](#)
[SocialLink_Linkedin_32c32_dfd59d7a-0dd5-474e-b691-6d68e47acc73.png](#)
[SocialLink_Twitter_32c32_f8019317-c0bb-4380-8d7c-f1578495ae063.png](#)
[g_e789859b-27d8-4e59-9927-080ecc9f7e6.png](#)

Hi Joanne,

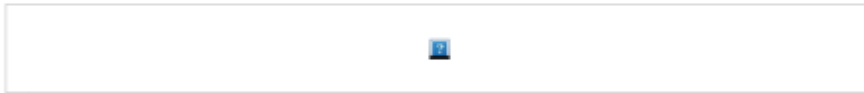
Its 11 completions on Hetton Downs in total to date.

We do run a different year, we run July-June but if you work on approx. 36 completions per annum that should be about right.

Regards
Chris



Changing lives by building affordable quality homes. Where they are needed for the people who need them most.



Our Vision, Mission and Values are at the heart of everything we do. click [here](#) to see our short video

From: Joanne Scott [REDACTED]
Sent: 01 April 2021 16:50
To: Chris Dodds [REDACTED]
Subject: RE: APS sites

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Hi Chris,

So is that 11 completions on Hetton Downs in total to date ? or for this year ?

As if I remember rightly didn't your year fall different to ours, we are 1st April – 31st March and I think your year was July-June.

Regards
Joanne

From: Chris Dodd [REDACTED]
Sent: 01 April 2021 15:32
To: Joanne Scott [REDACTED]
Subject: RE: APS sites

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Hi Joanne,

Further to your email below, the figures look correct for our Highfield Park development, or High Ford Estate as its referred to in the document.

Again the figures for Hetton Downs also look about right, although we only have 11 completions to date (I have just today updated the month end sheets so 11 completions is accurate), not the 17 referred to in the document. We are working on a sales rate of approx. 36 per annum.

I trust the above is of assistance but any queries please let me know.

Regards
Chris

Chris Dodds



Changing lives by building affordable quality homes. Where they are needed for the people who need them most.



Our Vision, Mission and Values are at the heart of everything we do [click here](#) to see our short video

From: Joanne Scott [Redacted]
Sent: 01 April 2021 11:14
To: Chris Dodds [Redacted]
Subject: APS sites

CAUTION: This email originated outside of Gleeson. You should NOT open attachments or click links unless you are certain of its origin. If in doubt, please contact Gleeson IT

Hi Chris,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate. Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott
[Redacted]

330A – Philadelphia Complex

From: [McVickers, Adam](#)
To: [Joanne Scott](#); [Hunt, Paul](#)
Subject: RE: APS housing sites
Date: 06 April 2021 10:40:06
Attachments: [0.jpg](#)
[Persimmon_2021-22_\(06.04.2021\).docx](#)

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Joanne,

I am doing well. Hope you are too.

Find attached our updated Forecast Update. I have adjusted where necessary and provided some additional breakdown of OM/Affordable forecasting.

Any queries let me know.

Regards,

Adam McVickers
[REDACTED]

[REDACTED]

From: Joanne Scott [REDACTED]
Sent: 01 April 2021 11:50
To: McVickers, Adam [REDACTED]
Subject: APS housing sites

Hi Adam, Paul,

Hope you are both well.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers /Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Philadelphia Complex
Planning Application no.	14/00538/HYB (Hybrid) 17/02246/REM 19/00804/REM (approved)
SHLAA Site Ref (if known)	330A
Number of remaining dwellings to build on site	452

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Outline Consent
Was the site included in the 2020 APS	450Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	13	20	40	40	40	40	50	50	50	50	34	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

342 – Land at Mill Hill, Silksworth Road

From: [McVickers, Adam](#)
To: [Joanne Scott](#); [Hunt, Paul](#)
Subject: RE: APS housing sites
Date: 06 April 2021 10:40:06
Attachments: [0.jpg](#)
[Persimmon_2021-22_\(06.04.2021\).docx](#)

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Joanne,

I am doing well. Hope you are too.

Find attached our updated Forecast Update. I have adjusted where necessary and provided some additional breakdown of OM/Affordable forecasting.

Any queries let me know.

Regards,

Adam McVickers
[REDACTED]

From: Joanne Scott [REDACTED]
Sent: 01 April 2021 11:50
To: McVickers, Adam [REDACTED]
Subject: APS housing sites

Hi Adam, Paul,

Hope you are both well.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers /Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land at Mill Hill, Silksworth Road
Planning Application no.	18/01877/REM
SHLAA Site Ref (if known)	342
Number of remaining dwellings to build on site	250

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	250Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	16	26	26	26	27	30	30	30	0	0	0	0	
Affordable Units	0	4	4	4	4	3	0	0	0	0	0	0	0	
Demolitions and or/conversion losses														
Council's reasoning for delivery	Through the 2020/21 APS it was anticipated that the scheme would have yielded completions in year 2020/21, as this is not the case, the total units numbers have been forecast within the five year period.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

356 – Burdon Road – Hall Farm Road

From: [Richard Newsome](#)
To: [Joanne Scott](#)
Subject: RE: APS housing sites
Date: 23 April 2021 16:44:48
Attachments: [image029692.gif](#)
[image300592.gif](#)
[SCC Housing Delivery Basecase \(April 2021\) - Burdon Rise \(Bellway Homes\).pdf](#)

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Joanne,

Please find attached an updated Housing Delivery proforma for the Bellway Homes Ltd (North East Division) site on land at Burdon Road and Hall Farm Road. Should there be any queries please let me know.

Regards,

Richard Newsome
[REDACTED]
[REDACTED]

To view the steps we are taking to play our part in reducing the spread of the Coronavirus, please click here.



From: Joanne Scott [REDACTED]
Sent: 20 April 2021 06:17
To: Richard Newsome [REDACTED]
Subject: FW: APS housing sites

Hi Richard, if possible could you provide me with an update as per my previous e-mail below (if possible by the end of this week).

Regards

Joanne

From: Joanne Scott
Sent: 01 April 2021 10:35
To: [REDACTED]
Subject: APS housing sites

Hi Richard,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[Redacted signature block]

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Richard Newsome
Company	Bellway Homes Ltd (North East Division)
Telephone Number	██████████
E-mail address	████████████████████
Are you the landowner, developer or agent?	Landowner/Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	N/A

Site Details	
Site Address	Burdon Road/Hall Farm Road, land at
Planning Application no.	13/00799/FUL
SHLAA Site Ref (if known)	356
Number of remaining dwellings to build on site	69

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	40	34	34	1	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

367 – Coaley Lane, Land South of

From: [Jane Turnbull](#)
To: [Joanne Scott](#)
Subject: RE: APS housing sites
Date: 21 April 2021 16:32:08
Attachments: [image1a0182.JPG](#)
[Gentoo homes delivery 21.04.21.docx](#)

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Hi Joanne,

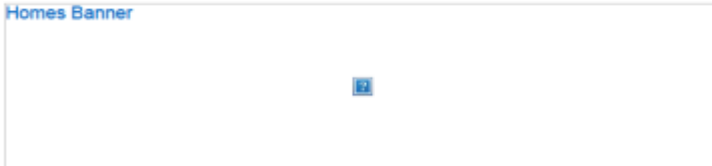
Please find attached the completed sites for Gentoo Homes, please let me know if you require anything further.

Thanks,
Jane

Jane Turnbull
[REDACTED]



Homes Banner



From: Joanne Scott [REDACTED]
Sent: 01 April 2021 11:13
To: Jane Turnbull [REDACTED]
Subject: APS housing sites

This email has been sent from OUTSIDE of Gentoo. If you have any concerns (unknown sender, unusual subject, suspicious link or if something just feels wrong) do not click on links or open attachments. Contact the IT Service Desk if you are unsure.

Hi Jane, Gayle and Izzi hope you are all well,

I am sending this to all three of you as I think you all deal with different sites, hopefully we got them all covered.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo Homes
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Landowner and Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Coaley Lane, Land south of
Planning Application no.	13/00799/FUL
SHLAA Site Ref (if known)	367
Number of remaining dwellings to build on site	90

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	98Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	38	25	26	26	0	0	0	0	0	0	0	0	0	
Affordable Units		13												
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary	No known delivery issues.													

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

388 – Ennerdale Street

From: [Hannah Chapman](#)
To: [Joanne Scott](#)
Subject: RE: Ennerdale Street
Date: 20 April 2021 15:10:13
Attachments: [image001.jpg](#)

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Hi Joanne,

I have filled in owner details and happy to confirm anticipated build rates as per the table.

If you have any further question, then please do not hesitate to contact me.

Kind regards,

Hannah Chapman MRTPI
[REDACTED]

final_logo_horizontal_web



Offices - Hexham & Wynyard Business Park

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From: Joanne Scott [REDACTED]
Sent: 20 April 2021 06:30
To: Hannah Chapman [REDACTED]
Subject: Ennerdale Street

Hi Hannah,

If possible could you provide me with an update to the Ennerdale street site please, as per my previous e-mail (by the end of the week if possible).

Regards

Joanne

From: Joanne Scott
Sent: 01 April 2021 11:16
To: [REDACTED]
Subject: APS housing site

Dear Hannah,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having

been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[Redacted signature block]

For all general housing development queries, contact us at housing_developers@sunderland.gov.uk

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Hannah Chapman
Company	Private
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Agent
If you are acting on behalf of an owner, please provide the name and address of the owner.	Colin Ford, [REDACTED] [REDACTED] [REDACTED] [REDACTED]

Site Details	
Site Address	Ennerdale Street, Low Moorsley, Land at
Planning Application no.	12/01125/OUT (approved) 21/00561/REM (pending)
SHLAA Site Ref (if known)	388
Number of remaining dwellings to build on site	40

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site’s deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	B
Cat A/B Sub Categories	Allocated Saved UDP Site/Outline Consent
Was the site included in the 2020 APS	40Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	0	0	10	30	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council’s reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

407C – Land North East of Mount Lane

From: [Katie Rumble](#)
To: [Joanne Scott](#)
Cc: [Dale Morris](#)
Subject: APS housing site
Date: 14 April 2021 09:00:26
Attachments: [image2f99ff.PNG](#)
[image69fcb2.JPG](#)
[imagea92f40.JPG](#)
[image601748.JPG](#)
[Springwell - Sunderland City Council Housing Delivery Consultation Proforma.docx](#)

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Morning Joanne,

Hope you are keeping well.

Please find attached the completed pro-forma.

Kind regards,

Katie Rumble

[Redacted signature line]



[Redacted signature line]

[Redacted signature line]

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Katie Rumble / Dale Morris
Company	Hellens / Esh
Telephone Number	
E-mail address	██████████ ██████████
Are you the landowner, developer or agent?	Landowner / developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land north east of Mount Lane, Springwell Village
Planning Application no.	20/01754/FUL
SHLAA Site Ref (if known)	407c
Number of remaining dwellings to build on site	75

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site? **There is no clearance to be dealt with – site is clear.**
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues? **To our knowledge there are no ownership issues, we are purchasing the land from 1no landowner.**
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints? **There are no financial issues. Site is due to start upon the expiry of the J.R period and the signing/agreement to the S.106.**
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues? **There are no abnormal costs that will affect delivery.**
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution? **There no legal constraints to our knowledge that will affect delivery.**
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site? **The dwellings on the scheme are due to be marketed circa August 2021.**

Category A or B Site	A
Cat A/B Sub Categories	Allocated CSDP Site
Was the site included in the 2020 APS	75Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	22	24	18	0	0	0	0	0	0	0	0	0	
Affordable Units	0	3	8	0	0	0	0	0	0	0	0	0	0	
Demolitions and or/conversion losses														
Council's reasoning for delivery	Based on the fact that the site is now subject to full planning permission, the forecasting has reflected the increased site capacity.													
Site delivery commentary	The site is ready to start, we are awaiting the expiry of the J.R period and the signing/agreement of the S.106.													

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self-build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site? **N/A.**
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues? **N/A.**
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints? **N/A.**
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues? **N/A.**
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution? **N/A.**

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)	N/A														
Site self/custom build deliverability commentary	N/A														

413 – Seaburn Amusements, Whitburn Road – Avant Homes

From: [Mark Wilson](#)
To: [Joanna Scott](#)
Subject: Avant Homes.docx
Date: 20 April 2021 08:02:01
Attachments: [Avant Homes.docx](#)

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Joanne
Updated and amended for your records.

Thanks

Mark Wilson

[Redacted]

[Redacted]



For all of our latest Coronavirus information and updates please click [here](#)

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Mark Wilson
Company	Avant Homes North East
Telephone Number	07880010780
E-mail address	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>
Are you the landowner, developer or agent?	developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Seaburn Amusements, Whitburn Road
Planning Application no.	16/02056/HY4 (Hybrid) 19/01750/LR4 (Pending)
SHLAA Site Ref (if known)	413
Number of remaining dwellings to build on site	279

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	279Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	30	30	14	0	0	30	30	30	30	5	0	0	
Affordable Units				8										
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary	Cleared site and abnormals have been catered for Later numbers in years 2026-2031 are not controlled by avant													

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

417 – Heritage Green – Rear of Bee Hive Pub, Coaley Lane

From: [McVickers, Adam](#)
To: [Joanne Scott](#); [Hunt, Paul](#)
Subject: RE: APS housing sites
Date: 06 April 2021 10:40:06
Attachments: [0.jpg](#)
[Persimmon_2021-22_\(06.04.2021\).docx](#)

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Joanne,

I am doing well. Hope you are too.

Find attached our updated Forecast Update. I have adjusted where necessary and provided some additional breakdown of OM/Affordable forecasting.

Any queries let me know.

Regards,

Adam McVickers
[REDACTED]

From: Joanne Scott [REDACTED]
Sent: 01 April 2021 11:50
To: McVickers, Adam [REDACTED]
Subject: APS housing sites

Hi Adam, Paul,

Hope you are both well.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers /Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Heritage Green - Rear of Bee Hive Pub, Coaley Lane
Planning Application no.	15/00815/HYB 17/02445/FUL
SHLAA Site Ref (if known)	417
Number of remaining dwellings to build on site	94

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	105Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	177	24	30	30	4	0	0	0	0	0	0	0	0	
Affordable Units	20	6	0	0	0	0	0	0	0	0	0	0	0	
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts have been adjusted upwards slightly to take into account completion data for 2020/21 which accounted COVID adjustments), which exceeded the forecasts set through the 2020/21 APS.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

426A – Willow Farm Land to South, Ryhope (North)

From: [McVickers, Adam](#)
To: [Joanne Scott](#); [Hunt, Paul](#)
Subject: RE: APS housing sites
Date: 06 April 2021 10:40:06
Attachments: [0.jpg](#)
[Persimmon_2021-22_\(06.04.2021\).docx](#)

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Joanne,

I am doing well. Hope you are too.

Find attached our updated Forecast Update. I have adjusted where necessary and provided some additional breakdown of OM/Affordable forecasting.

Any queries let me know.

Regards,

Adam McVickers
[REDACTED]

From: Joanne Scott [REDACTED]
Sent: 01 April 2021 11:50
To: McVickers, Adam [REDACTED]
Subject: APS housing sites

Hi Adam, Paul,

Hope you are both well.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers /Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Willow Farm land to south, Ryhope (North)
Planning Application no.	16/01502/OU4 20/00911/LR4 (pending)
SHLAA Site Ref (if known)	426A
Number of remaining dwellings to build on site	450

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site’s deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	B
Cat A/B Sub Categories	Allocated CSDP Site
Was the site included in the 2020 APS	450Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	5	24	44	44	44	44	44	44	57	0	0	0	
Affordable Units			6	6	6	6	6	6	6	3				
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

439 – Cricklewood Road

From: [Gayle Black](#)
To: [Joanne Scott](#)
Subject: RE: APS housing sites
Date: 15 April 2021 08:54:08
Attachments: [imageb25d12.PNG](#)
[Gentoo SCC completion info -15-4-21.docx](#)

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Hi Joanne

Please see attached, we've also added on our recent permissions as most of them are on site or about to start on site.

Thanks
Gayle

Gayle Black
[REDACTED]



[REDACTED] Black

Sent: 06 April 2021 16:45

To: 'Joanne Scott' [REDACTED]

Subject: RE: APS housing sites

Hi Joanne

Leave this with me and we'll come back with the affordable team info. Note we will have additional sites to add as we have started on site on a couple of the site we got permission for late last year and they will have units completing this year.

Thanks
Gayle

From: Joanne Scott [REDACTED]
Sent: 01 April 2021 11:13
To: Jane Turnbull [REDACTED]
Subject: APS housing sites

This email has been sent from OUTSIDE of Gentoo. If you have any concerns (unknown sender, unusual subject, suspicious link or if something just feels wrong) do not click on links or open attachments. Contact the IT Service Desk if you are unsure.

Hi Jane, Gayle and Izzi hope you are all well,

I am sending this to all three of you as I think you all deal with different sites, hopefully we got them all covered.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.
Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

Cricklewood Road – 20/01205/FUL														
Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units														
Affordable Units		11												
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

454 – Teal Farm North

From: [Ward, Amy \(North East\)](#)
To: [Joanne Scott](#)
Cc: [Smith, Dominic](#)
Subject: FW: *EXTERNAL: FW: APS Housing sites
Date: 23 April 2021 14:40:50
Attachments: [image002.jpg](#)
[Sunderland City Council Housing Delivery Consultation Proforma.docx](#)


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Hi Joanne,
Apologies for the delay in coming back to you – keeping up with emails at the minute is a full time job in itself, I'm sure you are experiencing the same.

Please find our submission attached.

Thanks
Amy

From: Joanne Scott [REDACTED]
Sent: 20 April 2021 06:14
To: Ward, Amy (North East) [REDACTED]
Subject: *EXTERNAL: FW: APS Housing sites

 **EXTERNAL EMAIL WARNING**
Please do not click on **LINKS or ATTACHMENTS** where you are unsure of its origin. In such cases delete the email.

Hi Amy, Dominic

If possible can you provide an update to your sites by the end of this week (see my previous e-mail below).

Regards

Joanne

From: Joanne Scott
Sent: 01 April 2021 10:27
To: Ward, Amy [REDACTED]
Subject: APS Housing sites

Hi Amy/Dominic,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amy Ward/Dominic Smith
Company	Barratt & Hellens
Telephone Number	
E-mail address	[REDACTED] [REDACTED]
Are you the landowner, developer or agent?	Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Teal Farm North
Planning Application no.	12/00333/FUL
SHLAA Site Ref (if known)	454
Number of remaining dwellings to build on site	0

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	13Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	566	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary	All BDW dwellings now complete (305 in total)													

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

463A – Land to the West of Waterloo Road

From: [Amanda Stephenson](#)
To: [Joanne Scott](#)
Subject: RE: APS housing sites
Date: 13 April 2021 11:21:29
Attachments: [image001.png](#)

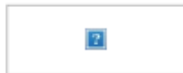
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Morning Joanne, happy to retain current forecast on this one. We are hoping to submit planning this year all being well, therefore subject to change but on a positive front to bringing units forward rather than delayed.

Regards
Amanda

Amanda Stephenson

[REDACTED]



From: Joanne Scott [REDACTED]
Sent: 01 April 2021 12:14
To: Amanda Stephenson [REDACTED]
Subject: APS housing sites

Hi Amanda, Hope you are well.

As you are aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[REDACTED]

From: [Amanda Stephenson](#)
To: [Joanne Scott](#)
Subject: RE: 463A Land to the West of Waterloo Rd
Date: 30 April 2021 11:52:08
Attachments: [image001.png](#)

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Morning Joanne

I'd add the following surveys to the below list:

Preliminary Desk Assessment and Coal Mining Risk Assessment
Phase II Intrusive Ground Investigation Surveys

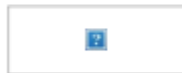
Likewise worth noting that whilst the below were predominantly relative to the works undertaken in supporting the sites allocation we are currently liaising with the consultants to undertake updated surveys for the impending application this year. Such surveys to specifically include ecology, of which we're updating eDNA surveys, refreshed site walkover and liaison with the Councils' ecologist to obtain their recommendation as to extent of surveys etc.

Hopefully this assists but if you require anything further do let me know.

Regards
Amanda

Amanda Stephenson

[REDACTED]



From: Joanne Scott [REDACTED]
Sent: 30 April 2021 06:11
To: Amanda Stephenson [REDACTED]
Subject: 463A Land to the West of Waterloo Rd

Hi Amanda,

This is part of the text in the APS where we refer to what has been undertaken to progress the site, can you take a quick scan through and amend if necessary please.

Many thanks

Joanne

As the site was allocated through the recently adopted Core Strategy and Development Plan 2020, the site was discussed in detail at the examination. A Development Framework was prepared for the site by the City Council as part of the evidence base, which formed the discussion points for the strategic issues and allowed for any outstanding issues between the City Council and the developer (Story Homes) to be resolved at the examination in public. Story Homes have confirmed that they have the benefit of an option agreement on the site which is conditional upon obtaining satisfactory planning consent. Work has progressed on delivering the site with the following survey/assessment work having been undertaken:-

- o Flood Risk Assessment and Drainage Strategy
- o Ecology (further updated surveys have been instructed but reports are awaited)
- o Topographical survey
- o Noise Assessment
- o Archaeology
- o Agricultural

- o Highways Appraisal
- o Landscape and Visual Impact Assessment

Story homes are anticipating a planning application being submitted this year (2021). This development forms part of the more strategic North East Washington Regeneration area. Part of the regeneration includes improvements to the local highways network and in that regard the City Council has agreed in principle with Story Homes that an access road can be constructed over Council land to allow this development to proceed.

Joanne Scott



For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

465 - Penshaw

From: [Chris Haggon - TW North East](#)
To: [Joanne Scott](#)
Subject: RE: APS housing sites
Date: 06 April 2021 16:14:31
Attachments: [~WSD1718.jpg](#)
[image001.png](#)
[image003.jpg](#)
[Taylor Wimpey Penshaw 2021.docx](#)

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Hi Joanne,

Please see attached for Penshaw.

Thanks,

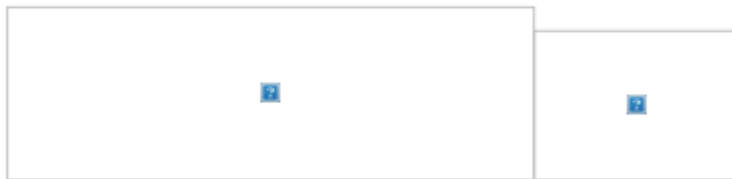
Chris

Chris Haggon [REDACTED]

****Invoices** Please send invoices electronically – in light of COVID-19 I am primarily working from home.**

[REDACTED]

Think before you print!



From: Joanne Scott [REDACTED]
Sent: 01 April 2021 12:19
To: Chris Haggon - [REDACTED]
Subject: APS housing sites

Hi Chris, hope you are well.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Chris Haggon
Company	Taylor Wimpey
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land adjacent to Herrington Country Park
Planning Application no.	20/02027/HE4
SHLAA Site Ref (if known)	465
Number of remaining dwellings to build on site	440

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site’s deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	B
Cat A/B Sub Categories	Allocated CSDP Site
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	0	8	44	44	44	44	44	44	44	44	14		
Affordable Units			2	8	8	8	8	8	8	8	8			
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary	The site is vacant with no clearance required. Single land owner and no known financial constraints at this stage that might affect delivery. Potential abnormal items have been identified and associated costs are in the process of being quantified.													

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

468 – Land North of Blackthorn Way

From: Ian Prescott
To: Joanne Scott; Helen Campbell
Subject: RE: APS Housing sites
Date: 01 April 2021 11:50:31
Attachments: [image030573.png](#)
[image040539.png](#)
[image243393.png](#)
[image074433.png](#)
[image58168.png](#)
[image666240.png](#)
[image190869.png](#)
[Keepmoat \(002\).docx](#)

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Joanne

Your comment that only 5 dwellings were completed last financial year is wrong. 15 have been completed – see attached.

Kind regards Ian

Ian Prescott

[Redacted]
[Redacted]
[Redacted]

[Redacted] [Redacted]

[Redacted]
[Redacted] [Redacted] [Redacted] [Redacted]

Keepmoat is a trading name of the Keepmoat group of companies. This email is issued by a Keepmoat group company. The Keepmoat group companies include, among others, Keepmoat Limited (company number 1998790) and Keepmoat Homes Limited (company number 2207338), which have their registered offices at [Redacted]. All of these companies are registered in England and Wales.

From: Joanne Scott [Redacted]
Sent: 01 April 2021 11:24
To: Helen Campbell [Redacted]
Subject: APS Housing sites

External Sender: This message originated outside of Keepmoat Homes. Please treat attachments and links with caution.

Hi Helen and Ian, hope you area both well.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Ian Prescott/ Helen Campbell
Company	Keepmoat
Telephone Number	
E-mail address	[REDACTED] [REDACTED]
Are you the landowner, developer or agent?	Building Lease from Homes England
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land north of Blackthorn Way, Sedgeleth Industrial Estate
Planning Application no.	16/01687/OUT 19/00963/FUL
SHLAA Site Ref (if known)	468
Number of remaining dwellings to build on site	123

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	133Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	12	60	52	0	0	0	0	0	0	0	0	0	0	
Affordable Units	3	11	0											
Demolitions and or/conversion losses														
Council's reasoning for delivery	<p>As the anticipated build out for 2020/21 was 30 units and only 5 units have been reported as complete, the outstanding units from 2020/21 have been forecast within year 3, as such could you please confirm if the proposed forecasts are still deliverable.</p> <p>THIS STATEMENT IS WRONG</p>													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

477 – Land North of Burdon Lane Site

From: [Chris Haggon](#) [REDACTED]
To: [Joanne Scott](#)
Cc: [Chris Smith](#); [Amanda Sheeherman](#); [ajlem.mcclellan](#)
Subject: RE: LNBL site
Date: 06 April 2021 16:29:58
Attachments: [image001.png](#)
[image003.png](#)
[Consortium \(TW Slory Partnership\) 2021.docx](#)

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Hi Joanne,

Please see attached for Ryhope.

This is an accurate reflection of where we are at but there is still a lot of work to do between the parties to firm up.

Thanks,

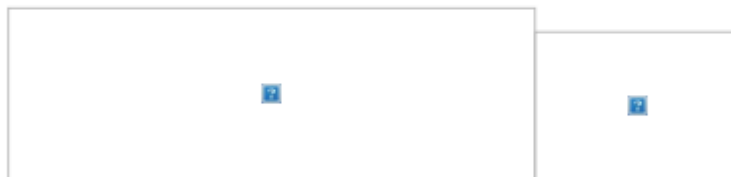
Chris

Chris Haggon [REDACTED]

****Invoices** Please send invoices electronically – in light of COVID-19 I am primarily working from home.**

[REDACTED]

Think before you print!



From: Joanne Scott [REDACTED]
Sent: 01 April 2021 10:55
To: Chris Haggon - TW North East [REDACTED]
Cc: [REDACTED]
Subject: LNBL site

Hi all,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate. Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Chris Haggon (Taylor Wimpey) Adam Mcvickers (Persimmon) Amanda Stephenson (Story)
Company	Consortium (Taylor Wimpey, Persimmon, Story)
Telephone Number	
E-mail address	[REDACTED] [REDACTED]
Are you the landowner, developer or agent?	Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land north of Burdon Lane
Planning Application no.	18/00640/FUL 19/01497/HY4
SHLAA Site Ref (if known)	477

Number of remaining dwellings to build on site	60 + 890
--	----------

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Allocated CSDP Site
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	0	27	40	54	54	58	58	58	58	58	58	58	274
Affordable Units			3	5	6	6	7	7	7	7	7	7	7	26
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

504 – Doxford Park 6

[REDACTED]

From: Jane [REDACTED]
Sent: 20 May 2021 10:43
To: Joanne [REDACTED]
Subject: RE: APS housing sites

Hi Joanne,

Yes it was delayed due to COVID.

Thanks,
Jane

From: Joanne [REDACTED]
Sent: 19 May 2021 14:46
To: Jane [REDACTED]
Subject: RE: APS housing sites

This email has been sent from OUTSIDE of Gentoo. If you have any concerns (unknown sender, unusual subject, suspicious link or if something just feels wrong) do not click on links or open attachments. Contact the IT Service Desk if you are unsure.

Hi Jane,

Just a quick query I hope you can clarify.
Doxford Park phase 6 was due to yield 10 completions last year (20/21), however no completions were recorded. Was the site delayed due to COVID ? or some other reason ?

Regards

Joanne

From: Jane [REDACTED]
Sent: 21 April 2021 16:32
To: Joanne [REDACTED]
Subject: RE: APS housing sites

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Hi Joanne,

Please find attached the completed sites for Gentoo Homes, please let me know if you require anything further.

Thanks,
Jane

Jane [REDACTED]
[REDACTED]

Hi Jane, Gayle and Izzi hope you are all well,

I am sending this to all three of you as I think you all deal with different sites, hopefully we got them all covered.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate. Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne [REDACTED]
[REDACTED]

From: [Jane Turnbull](#)
To: [Joanne Scott](#)
Subject: RE: APS housing sites
Date: 21 April 2021 16:32:08
Attachments: [imgel29182.JPG](#)
[Gentoo homes delivery 21.04.21.docx](#)

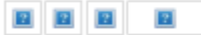
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Hi Joanne,

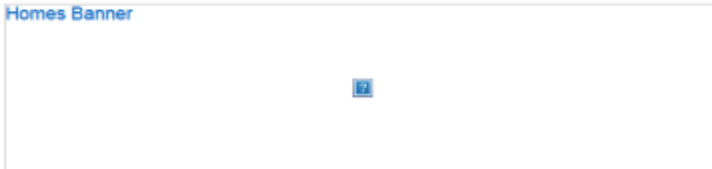
Please find attached the completed sites for Gentoo Homes, please let me know if you require anything further.

Thanks,
Jane

Jane Turnbull
[REDACTED]



Homes Banner



From: Joanne Scott [REDACTED]
Sent: 01 April 2021 11:13
To: Jane Turnbull [REDACTED]
Subject: APS housing sites

This email has been sent from OUTSIDE of Gentoo. If you have any concerns (unknown sender, unusual subject, suspicious link or if something just feels wrong) do not click on links or open attachments. Contact the IT Service Desk if you are unsure.

Hi Jane, Gayle and Izzi hope you are all well,

I am sending this to all three of you as I think you all deal with different sites, hopefully we got them all covered.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott
[REDACTED]

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo Homes
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Landowner and Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Doxford Park Phase 6
Planning Application no.	18/00438/FUL
SHLAA Site Ref (if known)	504
Number of remaining dwellings to build on site	100

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	100Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	26	24	26	14	0	0	0	0	0	0	0	0	
Affordable Units			10											
Demolitions and or/conversion losses														
Council's reasoning for delivery	Through the 2020/21 APS it was anticipated that the scheme would have yielded completions in year 2020/21, as this is not the case, the total units numbers have been forecast within the five year period.													
Site delivery commentary	No known delivery issues.													

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

518 – Former Buffs Pub

From: [Paul McCoy](#)
To: [Joanne Scott](#)
Subject: Former Buffs Pub Timescale
Date: 10 May 2021 16:15:34

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Hi Joanne,

The site commenced on the 3/5/21.
It will be around an eighteen month build schedule

- Building team to start building work on site in April 2021
- Phase 1, Plots 1-5 - 7 months for completion, November 2021.
- Phase 2, Plots 6-11 - 7 months for completion, May 2022.
- Phase 3, Plots 12-16 - 7 months for completion, December 2022.

Hope this helps

Kind Regards

Paul

563 – Hylton Skills Campus, North Hylton Road – Karbon Homes

From: [Claire O'Shea](#)
To: [Joanne Scott](#)
Cc: [Lea Smith](#)
Subject: RE: APS housing sites
Date: 26 April 2021 09:06:57
Attachments: [REDACTED]

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Hi Joanne,

Please see attached.

Claire O'Shea

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Joanne Scott [REDACTED]
Sent: 20 April 2021 06:35
To: Claire O'Shea [REDACTED]
Subject: FW: APS housing sites

EXTERNAL EMAIL:
This email originated outside of Karbon Homes.
DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Hi Claire/Lea,

If possible can you provide an update as per my previous e-mail (by the end of this week if possible please).

Regards

Joanne

From: Joanne Scott
Sent: 01 April 2021 11:21
To: Lea Smith [REDACTED]
Subject: APS housing sites

Hi Lea and Claire,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott



www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Claire Oshea/ Lea Smith
Company	Karbon Homes
Telephone Number	
E-mail address	[REDACTED] [REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Hylton Skills Campus, North Hylton Road
Planning Application no.	19/01427/FU4
SHLAA Site Ref (if known)	563
Number of remaining dwellings to build on site	105

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	105Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	38	67	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

568 – Fulwell Fire Station

[REDACTED]

From: Phil [REDACTED]
Sent: 01 April 2021 11:25
To: Joanne [REDACTED]
Subject: RE: Fulwell Fire Station
Attachments: Cancara Property Ltd.docx

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Morning Joanne,

Please find appended completed form.

All 28 units are scheduled for completion December 2021.

Kind Regards,

Phil [REDACTED]



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This e-mail and any attachments to it are strictly confidential and intended solely for the person or organisation to whom they are addressed. They may contain legally privileged and/or confidential information. If you are not an intended recipient, you must not copy, distribute or take any action in relation to or in reliance on them or the information contained in them. If you have received this message in error, please notify the sender as soon as possible and delete the message and any attached files from your system. Thank you for your assistance. This e-mail and any attachments are believed to be free of viruses, but it is the recipient's responsibility to check.

From: Joanne [REDACTED]
Sent: 01 April 2021 10:47
To: Phil [REDACTED]
Cc: John [REDACTED]
Subject: Fulwell Fire Station

Hi Phil/John,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne [REDACTED]
[REDACTED] ||

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Phil Garner
Company	Cancara Property Ltd
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Fulwell Fire Station, Station Road
Planning Application no.	18/01276/FUL
SHLAA Site Ref (if known)	568
Number of remaining dwellings to build on site	28

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	28Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	28	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary	Construction underway with practical completion expected December 2021. The site has been subject to limited marketing in the form of fencing mounted information boards only. This has generated ~140 expressions of interest. Formal reservations will be taken within April/May 2021. It is expected that all 28 units will be sold off plan prior to build completion.													

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

570 – Land at Station Road Penshaw

From: [Paul Elliott](#)
To: [Joanne Scott](#)
Subject: RE: Land at Station Rd, Penshaw
Date: 08 April 2021 09:25:04
Attachments: [~WSD0000.jpg](#)
[image001.jpg](#)
[W & D Christie.docx](#)

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Hi Joanne,

Please see attached the updated data for W and D Christie's site at Penshaw.

If there is anything else you need, just let me know.

Kind Regards

Paul Elliott



E [REDACTED]
[REDACTED]
[REDACTED]

This e-mail and any attachments is intended for the addressee only and may contain information which is confidential or legally privileged. If you are not the intended recipient you are hereby notified that any dissemination, distribution, copying or use of this communication and any attachments is strictly prohibited. We do not accept legal responsibility for the contents of this message. If you receive this in error, please contact the sender and delete it from your system. You should note that we cannot guarantee this e-mail to be free from computer viruses and it is your responsibility to scan any attachments before downloading them to your system.

Please consider the environment before printing this email.

From: Joanne [REDACTED]
Sent: 01 April 2021 12:26
To: Paul Elliott [REDACTED]
Subject: Land at Station Rd, Penshaw

Hi Paul,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott
[REDACTED]

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Paul Elliott
Company	W and D Christie
Telephone Number	██████████
E-mail address	██████████
Are you the landowner, developer or agent?	Agent
If you are acting on behalf of an owner, please provide the name and address of the owner.	W and D Christie

Site Details	
Site Address	Land at Station Rd, Penshaw
Planning Application no.	17/01610/FU4
SHLAA Site Ref (if known)	570
Number of remaining dwellings to build on site	0

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	14	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary	Site is completed - 8 houses sold, 6 completed and awaiting sales.													

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

695 – Stanley Terrace

From: [Amanda Gallagher](#)
To: [Joanne Scott](#)
Subject: RE: Stanley Terrace
Date: 01 April 2021 13:02:35

Hi Joanne

The forecast is correct, though they are affordable units and not market units. Let me know if you need anything else.

Thanks
Amanda

From: Joanne Scott [REDACTED]
Sent: 01 April 2021 12:16
To: Amanda Gallagher [REDACTED]
Subject: Stanley Terrace

Hi Amanda,

Hope you are well.

We are in the process of updating out APS and Five year land supply and as such require confirmation of build forecasts.

Can you take a look at the attached pro-forma and confirm if these are still correct.

Thanks

Joanne

Joanne Scott
[REDACTED]

www.sunderland.gov.uk

For all general housing development queries, contact us at
[REDACTED]

711 – Kidderminster Road

From: [Gayle Black](#)
To: [Joanne Scott](#)
Subject: RE: APS housing sites
Date: 15 April 2021 08:54:08
Attachments: [image002612.PNG](#)
[Gentoo SSC completion info -15-4-21.docx](#)

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Hi Joanne

Please see attached, we've also added on our recent permissions as most of them are on site or about to start on site.

Thanks
Gayle

Gayle Black
[REDACTED]



[REDACTED]

[REDACTED] Black
Sent: 06 April 2021 16:45
To: 'Joanne Scott' [REDACTED]
Subject: RE: APS housing sites

Hi Joanne

Leave this with me and we'll come back with the affordable team info. Note we will have additional sites to add as we have started on site on a couple of the site we got permission for late last year and they will have units completing this year.

Thanks
Gayle

From: Joanne Scott [REDACTED]
Sent: 01 April 2021 11:13
To: Jane Turnbull [REDACTED]
Subject: APS housing sites

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Hi Jane, Gayle and Izzi hope you are all well,

I am sending this to all three of you as I think you all deal with different sites, hopefully we got them all covered.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.


Regards

Joanne

Joanne Scott

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Gayle Black/ Izzi Jackson
Company	Gentoo Group
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Kidderminster Road
Planning Application no.	19/00214/FUL
SHLAA Site Ref (if known)	711
Number of remaining dwellings to build on site	56

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	56Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	44	12	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	Through the 2020/21 APS it was anticipated that the scheme would have yielded completions in year 2020/21, as this is not the case, the total units numbers have been forecast within the five year period.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

729 – Sunderland Church High School

From: [Clinton](#)
To: [Joanne Scott](#)
Subject: RE: Sunderland Church High School
Date: 07 April 2021 16:23:45
Attachments: [~W502333.jpg](#)

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Hi Joanne,

This site is fully completed and apartments for sale.

Kind regards,

Clinton Mysleyko

[REDACTED]

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Winners of Local Authority Building Control 'Building Excellence' Awards - Best small commercial project 2018
Winners of Local Authority Building Control 'Building Excellence' Awards - Best small housing development 2015
Winners of the Construction Excellence National Awards - Innovation 2013
Winners of the Local Authority Building Control Excellence Awards - Best Sustainable Project 2013
Winners of the Housing Excellence Awards - Best New Affordable Housing Scheme 2013
Winners of the Construction Excellence North East Award - Innovation 2013
Winners of the Sunderland Portfolio Awards - Green Business Award 2012
Winners of the Sunderland Local Building Control Excellence Award - Best Housing Development (11 plus units) 2011
Winners of the regional Journal North East Business awards - Small Business Award 2009
Winners of the regional Journal North East Business awards - Corporate Responsibility and Environment Award 2009
Winners of Local Authority Building Control 'Built in quality' awards - Best access award 2008

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[REDACTED] ENGLAND. REGISTERED ADDRESS: BEDE HOUSE, 3 BELMONT BUSINESS PARK, DURHAM, DH1 1TW
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From: Joanne Scott [REDACTED]
Sent: 01 April 2021 10:50
To: Clinton [REDACTED]
Subject: Sunderland Church High School

Hi Clinton,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[REDACTED]

732 – Avenue Vivian and Rose Avenue

From: [Gayle Black](#)
To: [Joanne Scott](#)
Subject: RE: APS housing sites
Date: 15 April 2021 08:54:08
Attachments: [image025412.png](#)
[Gentoo SCC completion info -15-4-21.docx](#)

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Hi Joanne

Please see attached, we've also added on our recent permissions as most of them are on site or about to start on site.

Thanks
Gayle

Gayle Black
[REDACTED]



[REDACTED]

[REDACTED] Black
Sent: 06 April 2021 16:45
To: 'Joanne Scott' [REDACTED]
Subject: RE: APS housing sites

Hi Joanne

Leave this with me and we'll come back with the affordable team info. Note we will have additional sites to add as we have started on site on a couple of the site we got permission for late last year and they will have units completing this year.

Thanks
Gayle

From: Joanne Scott [REDACTED]
Sent: 01 April 2021 11:13
To: Jane Turnbull [REDACTED]
Subject: APS housing sites

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Hi Jane, Gayle and Izzi hope you are all well,

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Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Gayle Black/ Izzi Jackson
Company	Gentoo Group
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Avenue Vivian And Rose Avenue
Planning Application no.	19/00974/FUL, 20/00566/VAR; 20/00704/FUL
SHLAA Site Ref (if known)	732
Number of remaining dwellings to build on site	49

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	49Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	38	11	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	Through the 2020/21 APS it was anticipated that the scheme would have yielded completions in year 2020/21, as this is not the case, the total units numbers have been forecast within the five year period.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

733 – The Inn Place, Knollside Close

From: Clinton
To: Joanne Scott
Subject: RE: The Inn Place, Knollside Close
Date: 07 April 2021 16:23:12
Attachments: ~W8D0167.jpg

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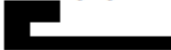
Hi Joanne,

At present I'm absolutely stowed off sorry and well behind on work as things are so busy!

I can inform you though that this site is due to start so houses will be delivered later this year and early next.

Kind regards,

Clinton Mysleyko



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A Royal Institute of British Architects Chartered Practice

Winners of Local Authority Building Control 'Building Excellence' Awards - Best small commercial project 2018
Winners of Local Authority Building Control 'Building Excellence' Awards - Best small housing development 2015
Winners of the Construction Excellence National Awards - Innovation 2013
Winners of the Local Authority Building Control Excellence Awards - Best Sustainable Project 2013
Winners of the Housing Excellence Awards - Best New Affordable Housing Scheme 2013
Winners of the Construction Excellence North East Award - Innovation 2013
Winners of the Sunderland Portfolio Awards - Green Business Award 2012
Winners of the Sunderland Local Building Control Excellence Award - Best Housing Development (11 plus units) 2011
Winners of the regional Journal North East Business awards - Small Business Award 2009
Winners of the regional Journal North East Business awards - Corporate Responsibility and Environment Award 2009
Winners of Local Authority Building Control 'Built in quality' awards - Best access award 2008

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From: Joanne Scott [REDACTED]
Sent: 01 April 2021 12:21
To: Clinton [REDACTED]
Subject: The Inn Place, Knollside Close

Hi Clinton,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne Scott



735 – 1 Roker Terrace and Side House St George's Terrace

From: [Stephen Johnson](#)
To: [Joanne Scott](#)
Subject: Re: 1 Roker Terrace and Side House, St Georges Terrace
Date: 21 April 2021 07:29:12

Hi Joanne,

Thank you for your email and will endeavour to keep you informed of any developments on the above properties

Kind Regards,

Steve

On Monday, 19 April 2021, 11:35:00 BST, Joanne Scott [REDACTED] wrote:

Hi Steve,

Many thanks for your response, sorry to hear you have not been well.

I will continue to include your site within the five-year land supply as it has a valid planning permission in place.

Regards

Joanne

From: Stephen Johnson [REDACTED]
Sent: 12 April 2021 19:46
To: Joanne Scott [REDACTED]
Subject: Re: 1 Roker Terrace and Side House, St Georges Terrace

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Hello Joanne,

In to your email from 1st April 2021 I would wish to ask for your understanding that due to severe restrictions and the exceptional circumstances due to the Covid pandemic and my own ill health due to depression the progress on the above properties has been extremely difficult nevertheless I will endeavour to bring the matter to a satisfactory conclusion in the near future.

Regards,

Steve Johnson.

On Thursday, 1 April 2021, 11:46:20 BST, Joanne Scott [REDACTED] wrote:

Hi Stephen,

We discussed your site via e-mail about a year ago and just after any updates, see below.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

From: [Stephen Johnson](#)
To: [Joanne Scott](#)
Subject: Re: 1 Roker Terrace and Side House, St Georges Terrace
Date: 12 April 2021 19:46:15

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Hello Joanne,

In to your email from 1st April 2021 I would wish to ask for your understanding that due to severe restrictions and the exceptional circumstances due to the Covid pandemic and my own ill health due to depression the progress on the above properties has been extremely difficult nevertheless I will endeavour to bring the matter to a satisfactory conclusion in the near future.

Regards,

Steve Johnson.

On Thursday, 1 April 2021, 11:46:20 BST, Joanne Scott [REDACTED] wrote:

Hi Stephen,

We discussed your site via e-mail about a year ago and just after any updates, see below.

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Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

737 – 6 - 10 Stockton Road

From: Anthony Watt
To: Joanne Scott
Subject: Re: FW: 6-10 Stockton Road
Date: 20 April 2021 07:59:31

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Good morning Joanne

Site is almost complete and the 6 flats will be available for let at the start of the academic year.

cheers

Tony

----- Original Message -----

From: "Joanne Scott" [redacted]
To: "Anthony Watt" [redacted]
Sent: Tuesday, 20 Apr, 21 At 06:11
Subject: FW: 6-10 Stockton Road

Hi Tony,

If possible could you give me an update on the above site, as per my earlier e-mail.

Regards

Joanne

From: Joanne Scott
Sent: 01 April 2021 10:19
To: Anthony Watt [redacted]
Subject: 6-10 Stockton Road

Dear Sir/Madam,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.

Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

739 – 6 Athenaeum Street and Upper Floors 25 – 26 Fawcett Street

From: [Graeme Cummings](#)
To: [Joanne Scott](#)
Subject: RE: 6 Athenaeum Street and upper floors 25-26 Fawcett Street
Date: 01 April 2021 12:00:07
Attachments: [--WRC036.jpg](#)
[image001.jpg](#)

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It is my understanding the client is not looking to go ahead with the conversion as planning was refused for replacing the upper floor windows with conservation style white upvc sliding sash window instead of timber.

He has concerns over the initial cost for timber windows and the ongoing maintenance and durability of windows at high level.

Regards

Graeme Cummings


[REDACTED]

[REDACTED]

[REDACTED]

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From: Joanne Scott [REDACTED]
Sent: 01 April 2021 11:44
To: Graeme Cummings
Subject: 6 Athenaeum Street and upper floors 25-26 Fawcett Street

Hi Graeme,

Hope you are well, you will most likely get a number of these e-mails as I think you are down as agent for a few sites.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all

become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

744 – Prestbury Road

From: [Gayle Black](#)
To: [Joanne Scott](#)
Subject: RE: APS housing sites
Date: 15 April 2021 08:54:08
Attachments: [imageb25d12.PNG](#)
[Gentoo SCC completion info -15-4-21.docx](#)

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Hi Joanne

Please see attached, we've also added on our recent permissions as most of them are on site or about to start on site.

Thanks
Gayle

Gayle Black
[REDACTED]



[REDACTED]

[REDACTED] Black
Sent: 06 April 2021 16:45
To: 'Joanne Scott' [REDACTED]
Subject: RE: APS housing sites

Hi Joanne

Leave this with me and we'll come back with the affordable team info. Note we will have additional sites to add as we have started on site on a couple of the site we got permission for late last year and they will have units completing this year.

Thanks
Gayle

From: Joanne Scott [REDACTED]
Sent: 01 April 2021 11:13
To: Jane Turnbull [REDACTED]
Subject: APS housing sites

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Hi Jane, Gayle and Izzi hope you are all well,

I am sending this to all three of you as I think you all deal with different sites, hopefully we got them all covered.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.
Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

Prestbury Road – 20/01414/FUL														
Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units														
Affordable Units		10												
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

745 – Keighley Avenue

From: [Paul Green](#)
To: [Joanne Scott](#)
Subject: RE: Keighley Avenue
Date: 12 May 2021 16:41:32
Attachments: [image49a3d5.PNG](#)
[Gentoo SCC completion info -15-4-21.docx](#)

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Hi Joanne,

I have added the Keighley Avenue info onto the bottom of the attached.

Regards

Paul

Paul Green
[REDACTED]



[REDACTED]

From: Joanne Scott [REDACTED]
Sent: 04 May 2021 14:52
To: Gayle Black [REDACTED]
Subject: Keighley Avenue

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Hi Gayle,

Just checking Keighley Avenue as this wasn't included in the information you sent back for five-year land supply purposes. We would normally forecast completions in year 2 if it recently gained planning consent, does this fit with what you have programmed for the site (22/23 for first completions)?

Regards

Joanne

Joanne Scott
[REDACTED]
[REDACTED]
[REDACTED]

747 – Silksworth Housing Office (Conishead Centre)

From: [Gayle Black](#)
To: [Joanne Scott](#)
Subject: RE: APS housing sites
Date: 15 April 2021 08:54:08
Attachments: [imageb25d12.PNG](#)
[Gentoo SCC completion info -15-4-21.docx](#)

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Hi Joanne

Please see attached, we've also added on our recent permissions as most of them are on site or about to start on site.

Thanks
Gayle

Gayle Black
[REDACTED]



[REDACTED]

[REDACTED] Black

Sent: 06 April 2021 16:45

To: 'Joanne Scott' [REDACTED]

Subject: RE: APS housing sites

Hi Joanne

Leave this with me and we'll come back with the affordable team info. Note we will have additional sites to add as we have started on site on a couple of the site we got permission for late last year and they will have units completing this year.

Thanks
Gayle

From: Joanne Scott [REDACTED]
Sent: 01 April 2021 11:13
To: Jane Turnbull [REDACTED]
Subject: APS housing sites

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Hi Jane, Gayle and Izzi hope you are all well,

I am sending this to all three of you as I think you all deal with different sites, hopefully we got them all covered.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2020 APS, with adjustments having been made for completions data for 2020/21 where appropriate.
Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott



Silksworth Office - 20/01295/FUL														
Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units														
Affordable Units		13												
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary	Start on site Feb 2021. Scheme on site and progressing to programme with all dwellings expected to complete by early Jan 22.													

751 – 6 Toward Road

From: [Christine Baxter](#)
To: [Joanne Scott](#)
Date: 19 April 2021 07:01:07
Attachments: [thornley_developments.docx](#)

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Hi Joanne
Hope you well
Sorry for delay in returning this, hope filled in correctly

Paul

Sent from [Mail](#) for Windows 10

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Paul Baxter
Company	Thornley Developments
Telephone Number	[REDACTED]
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	agent
If you are acting on behalf of an owner, please provide the name and address of the owner.	Mr Gareth Baldwin [REDACTED] [REDACTED] [REDACTED]

Site Details	
Site Address	6 Toward Rd
Planning Application no.	20/01528/FUL
SHLAA Site Ref (if known)	
Number of remaining dwellings to build on site	5

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where

applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site’s deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	No

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units		0	5	0	0	0								
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

754 – the Old School, Simpson Street

From: [Dave Hunt](#)
To: [Joanne Scott](#)
Subject: RE: Simpson Street School
Date: 20 April 2021 08:38:14
Attachments: [Building Design \(Northern\).Landed.docx](#)

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Hi Joanne

Apologies for the delay. Please find attached the completed form.

Kind regards,

David Hunt

[Redacted]

From: Joanne Scott [Redacted]
Sent: 20 April 2021 06:25
To: Dave Hunt [Redacted]
Subject: Simpson Street School

Hi David,

If possible can you provide an update on the Simpson Street School site as per my previous e-mail (if possible by the end of this week).

Regards

Joanne

From: Joanne Scott
Sent: 01 April 2021 10:42
To: [Redacted]
Subject: APS Housing sites

Hi David,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process as you have a recently approved planning consent in place we are contacting you for confirmation that the proposed build forecast for your housing site is realistic.

A proforma has been attached which takes forward the total yield of the site. Could you please confirm this is in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[Redacted]

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	David Hunt
Company	Building Design (Northern) Limited
Telephone Number	██████████
E-mail address	████████████████████
Are you the landowner, developer or agent?	Agent
If you are acting on behalf of an owner, please provide the name and address of the owner.	Building Design Northern Ltd

Site Details	
Site Address	The Old School Simpson Street Sunderland SR4 6DR
Planning Application no.	20/00391/FU4
SHLAA Site Ref (if known)	
Number of remaining dwellings to build on site	8

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site’s deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	8No

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units		8	0	0	0	0								
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
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- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

755 – Former HSBC, 14 Fawcett Street

From: [Graeme Cummings](#)
To: [Joanne Scott](#)
Subject: RE: Former HSBC 14 Fawcett Street
Date: 01 April 2021 13:25:56
Attachments: [-V09D038.jpg](#)
[image001.jpg](#)

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Yes this is due to start on site in the next month.

Regards


Graeme Cummings
RIBA

[Redacted]

[Redacted]

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From: Joanne Scott [Redacted]
Sent: 01 April 2021 12:56
To: Graeme Cummings
Subject: Former HSBC 14 Fawcett Street

Hi Graeme,

Another one of yours.

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process as you have a recently approved planning consent in place we are contacting you for confirmation that the proposed build forecast for your housing site is realistic.

A proforma has been attached which takes forward the total yield of the site. Could you please confirm this is in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Your assistance in this matter would be greatly appreciated.

Regards

Joanne

757 – Parsons House

From: info@padl.co.uk
To: [Joanne Scott](#)
Subject: RE: Parsons House
Date: 06 April 2021 13:38:18
Attachments: [meag001.jpg](#)

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Hi Joanne

I hope you are safe and well.

I would anticipate the scheme will be complete by late 2022 / early 2023.

As a worst case scenario I would say completion by late 2023.

I hope this helps.

Kind regards

Screen Shot 2014-11-20 at 17.14.58



PLANNING - ARCHITECTURE - DESIGN - DEVELOPMENT

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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It may be read, copied and used by the intended addressee only.
If you have received this in error please contact PADL immediately.

From: Joanne Scott [REDACTED]
Sent: 06 April 2021 13:32
To: [REDACTED]
Subject: Parsons House

Dear Sir/Madam,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process as you have a recently approved prior approval in place we are contacting you for confirmation of your proposed build forecast for your development.

In line with the Strategic Housing Land Availability Assessment (SHLAA) we have forecast the development to start yielding completions in year 2 (2022/23) and being a conversion, anticipate it all being complete within the same year.

Could you please confirm that this is in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Your assistance in this matter would be greatly appreciated.

Regards

Appendix 6: Average build rates by site (2015-2021)

SHLAA Ref	15/16	16/17	17/18	18/19	19/20	20/21	Grand Total	Average Build Rate
100	15						15	15
101		48	30				78	63
101A			8				8	8
106	21	51	32	36	42	33	215	36
109				33	26		59	30
110				24			24	24
112				35	48	34	117	39
115	12	1	32	32			77	19
118			5	2	1		8	3
120			22				22	22
121	29						29	29
131		2	1	2			5	2
138					29	40	69	35
142						32	32	32
147				75			75	75
150			17				17	17
154A						27	27	27
160E			75				75	75
168E	6			3			9	4.5
193	32	30	17				79	26
193A			7				7	7
240		12					12	12
248	39	2					41	20
280		14	39	44	31		128	32
288		17	21	1			39	20
292	29	27	1				57	29
302		7					7	7
324					2	2	4	2
328						18	18	18
330					4	9	13	7
333			1	4	1		6	2
339	27	24	4				55	27
341		4	45	21			70	23
342						2	2	2
355		40	57	30	17		144	36
355A			2				2	2
356					15	26	41	21
367					12	25	37	19
37		21					21	21
380					46		46	46
417	0	9	43	73	27	40	192	38
422	0	2	43	20	1	0	66	22
422A	0	0	14	0	0	0	14	14

435E	102						102	102
443	5						5	5
454	93	70	69	33	42	24	331	55
46		5		2			7	4
462	7	24	50	8			89	22
468						13	13	13
469					19		19	19
476	21	21					42	21
503E	17		20				37	18
505	12	41	39	46	16		154	30
511	10						10	10
517		12					12	12
531			1				1	1
537					10		10	10
565						1	1	1
56					28	20	48	24
570				4	6	3	13	4
61	16	54	34	29	37	26	196	33
62				4	84	75	163	54
628E		79					79	79
630		22		12			34	17
630A			89				89	89
663			5				5	5
664		4	2				6	3
681			6				6	6
682					1		1	1
687				2	7		9	9
70			3	31	13		47	16
700				8			8	8
711						11	11	11
729					2	7	9	5
732						5	5	5
71	28	28	48	34	38		176	35
74	41	89	50	37			217	54
81				5	33	48	86	29
86						38	38	38
87						13	13	13
96E	4						4	4
No ref	277	26	23	15	19	17	377	NA
Grand Total	843	786	955	705	657	589	4535	23

Appendix 7: Average lag times for sites from grant of planning permission to commencement of completions

Ref No	Site Name	Decision Date	Date of 1st Completion	Ref App No's	Lag Time No.
037	24-26 Stockton Road	26.02.14	25.04.16	13/02786/FUL	26 Mths
046	Angram Drive, Grangetown	10.07.09	26.05.10	09/01165/VAR	10 Mths
056	High Usworth School, Well Bank Road	14.06.17	15.05.19	16/02266/FU4	23 Mths
061	Former Lambton Cokeworks Site (Elba Park)	24.12.09	01.06.11	09/02328/REM	18 Mths
062	Ryhope and Cherry Knowle Hospital	26.06.17	01.04.19	16/01524/HYB	20 Mths
070	Site of Foundry (The Forge, Pallion)	21.09.16	01.04.19	15/02375/FUL	31 Mths
074	Murton Lane, Easington Lane	23.04.10	01.07.11	06/02209/FUL	15 Mths
081	Chapelgarth Site	21.12.16	01.07.19	16/00388/HY4	31 Mths
086	Former Easington Lane Primary School	02.05.19	29.10.20	18/01963/FU4	17 Mths
087	Former Dubmire Primary School	02.04.19	09.12.20	18/02002/FU4	20 Mths
100	Ethel Avenue/Brewer Terrace, Ryhope Village	15.02.13	01.04.14	12/02259/FUL	14 Mths
101	Downhill Phase 1+2, Downhill	15.09.15	01.09.16	15/00123/FUL	12 Mths
106	High Ford Estate, Flodden Road	25.10.12	01.10.13	11/01794/FUL	12 Mths
109	Glebe Parkway	23.11.16	31.07.18	16/01045/FUL	20 Mths
110	Starks Builders Yard, Hunter Street	10.03.17	31.07.18	16/02259/FUL	16 Mths
112	Site of former Broomhill Estate.	19.12.13	01.02.19	12/03140/FUL	62 Mths
115	Holmelands, land adjacent to - Hawthorn Street	02.09.15	18.08.16	14/02833/FUL	11 Mths
118	Belford House, Ashcroft and Belford Close	26.02.16	01.07.17	15/01804/FU4	17 Mths

120	St Hilda's Church, School and adjacent land	30.09.14	01.05.17	14/01525/LP4	20 Mths
121	Newcastle Road Baths	07.03.14	01.12.14	13/02388/FUL	9 Mths
131	Southern House Farm, land at – North Road	18.04.11	01.04.14	10/02420/FUL	24 Mths
138	Land at North Road	29.07.16	25.09.19	11/02362/OUT	26 Mths
142	Former Chilton Moor Cricket Club, Black Boy Road	14.06.19	31.08.20	19/00253/FUL	14 Mths
147	Site of Greenway House, Nookside	31.03.17	11.04.18	16/02081/SU4	13 Mths
150	Land adjacent Newbottle Primary School and Former Community Centre, Houghton Road	05.10.16	01.02.18	16/01097/FU4	16 Mths
154A	Seaburn Camp, Whitburn Road	29.04.19	31.08.20	18/00609/FU4	16 Mths
160	East of Silksworth Lane, High Newport	28.10.15	30.11.17	15/01072/FU4	25 Mths
193	SIG Combibloc Limited, Blackthorn Way	07.12.12	01.10.13	12/02556/REM	10 Mths
248	Emerson House, Emerson Road	22.01.13	27.06.13	12/01651/REM	5 Mths
280	Former Shiney Row Centre, Success Road	02.10.15	01.09.16	15/01226/REM	13Mths
292	Lisburn Terrace, land at	08.06.11	28.08.12	11/00982/REM	12 Mths
324	Land to the East of Durham Road and Tudor Grove	03.06.15	03.03.20	14/01638/FUL	57 Mths
328	Hetton Downs Phase 2	18.04.19	11.12.20	17/02178/FUL	20 Mths
333	Fletcher Terrace, land at (Lumley Crescent)	12.06.14	30.07.17	14/00194/OUT	25 Mths
339	Land at Gillas Lane (rear of Lingfield)	25.04.14	30.04.15	13/01617/FUL	12 Mths
341	Redburn Row, Land to the North of	12.05.16	01.12.16	14/01647/FUL	7 Mths

342	Land at Mill Hill, Silksworth Road	15.11.19	23.03.21	18/01877/REM	15 Mths
355	Rushford Phase 2, Ryhope	21.01.16	01.06.16	15/01789/SUB	5 Mths
356	Burdon Road/Hall Farm Road, land at	19.09.18	31.10.19	13/00799/FUL	13 Mths
367	Coaley Lane, Land South of	15.02.18	31.12.19	16/02357/FUL	22 Mths
380	Grangetown Autos and land to the South East side of Ryhope Road	08.08.16	12.05.19	15/01629/OU4	21 Mths
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	14.03.16	01.04.17	15/00815/HYB	13 Mths
422	Markle Grove, land to East, East Rainton	13.04.16	01.05.16	16/00216/REM	14 Mths
454	Teal Farm North	15.10.13	01.02.15	12/00333/FUL	15 Mths
462	Hetton Downs Phase 1	31.10.14	10.10.15	14/00136/FUL & 14	12 Mths
468	Land North of Blackthorn Way	30.10.19	11.12.20	19/00963/FUL	14 Mths
469	Site of former Kentmere House	07.03.18	30.11.19	17/02296/FUL	20 Mths
472	Former Hetton Community Centre	13.08.14	03.12.15	14/00768/LP4	16 Mths
505	Doxford Park Phase 5	05.03.14	01.03.16	13/01337/FUL	24 Mths
511	Land at Burdon Lane, West of Bevan Avenue	05.07.12	01.03.13	11/03345/SUB	8 Mths
517	Former Castletown Workmen's Club, Castle View	09.09.13	01.04.16	12/00135/FUL	19 Mths
531	Council Yard, North Street, Silksworth	01.11.11	05.11.15	11/01908/FUL	36 Mths
565	Pheonix Tower Business Park, Castletown Way	31.10.18	11.03.21	18/00823/FUL	29 Mths
570	Land at Station Road, Penshaw	11.11.15	01.04.19	17/01610/FU4	29 Mths
628	Former London Inn, Spout Lane	03.10.14	01.04.16	14/01589/FUL	18 Mths

630	Land Adjacent to Saint Luke's Road	28.11.14	01.08.16	13/02903/FUL	21 Mths
656	Cassaton House, Fawcett Street	23.11.16	01.03.17	16/01640/VAR	4 Mths
657	15-17 John Street	01.10.15	30.01.18	15/01265/FU4	15 Mths
658	Phoenix House, Union Street	10.06.15	01.12.16	15/00357/FUL	18 Mths
661	12 Fawcett Street	25.04.16	05.10.16	16/00357/FUL & 14/01962/FUL	6 Mths
662	18 John Street	01.04.15	30.06.17	15/00041/FUL & 15/00040/FUL	26 Mths
663	Former East Herrington Library, Farringdon	24.03.16	20.06.17	15/02298/FU4	15 Mths
664	North Moor Farm Cottages, Farringdon	10.06.16	01.09.16	15/00212/FUL	3 Mths
679	18-19 Murton Street	14.12.16	09.10.18	16/01556/FUL	22 Mths
681	Community Hall, Lily Street	25.04.17	30.07.17	16/00211/FUL	3 Mths
682	Land at Front Road/Saint Luke's Terrace	03.05.17	01.05.19	16/00078/FUL	24 Mths
683	20 Murton Street	08.07.16	09.10.18	16/00364/FUL	27 Mths
684	32 Frederick Street, City Centre	23.05.16	29.03.17	16/00377/FUL	10 Mths
685	13 Holmeside, City Centre	08.06.16	01.03.18	16/00031/FUL	21 Mths
686	11 Saint Thomas Street, City Centre	15.02.17	15.01.18	16/02279/FUL	11 Mths
687	Former Hylton Castle Library, Cranleigh Road	26.04.17	21.05.19	17/00427/FU4	25 Mths
689	Weardale House, Washington	27.10.16	03.02.17	16/01647/PCJ	4 Mths
693	Former Cheadle Centre, Caithness Road	03.07.18	30.06.20	17/02446/FUL	23 Mths
695	Stanley Terrace, Chester Road	31.01.18	31.10.19	17/00866/LP3	21 Mths
698	Former Hendon Gardens Hotel	31.05.17	19.03.18	17/00098/FUL	10 Mths

699	Upper Floors 18 Fawcett Street	12.05.17	18.06.18	17/00068/FUL	13 Mths
700	Close Street, Millfield	28.06.17	16.04.18	17/00554/FUL	10 Mths
701	67 John Street	02.11.17	30.11.19	16/02216/FUL	24 Mths
705	2 Grange Crescent	18.08.17	13.03.19	17/01106/FUL	19 Mths
706	Mayholme, 31 Sea View Road	22.09.17	01.12.18	17/01414/FUL	15 Mths
724	Former Sunderland High School	11.12.17	28.02.21	19/00608/FUL	38 Mths (Apartment block)
729	Sunderland Church High School, Mowbray Road	20.08.18	10.03.20	18/00485/FDC	19 Mths
732	Avenue Vivian and Rose Avenue	02.10.19	31.03.21	19/00974/FUL 20/00566/VAR 20/00704/VAR	17 Mths
738	1-12 Elmwood Square	02.08.19	31.10.20	18/01910/FUL	14 Mths
330A	Philadelphia Complex	10.06.16	31.03.20	14/00538/HYB	33 Mths

Appendix 8: Stage 1 Site Proformas

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Tony Watt
Company	A M Watt
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	6-10 Stockton Road
Planning Application no.	19/01234/PCJ
SHLAA Site Ref (if known)	737
Number of remaining dwellings to build on site	6

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?

- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	6	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	Through the 2020/21 APS it was anticipated that the scheme would have been complete in year 2020/21, as this is not the case, the total units numbers have been pushed back into year 2021/22.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Mark Wilson/ Nick McLellan
Company	Avant Homes
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Seaburn Amusements, Whitburn Road
Planning Application no.	16/02056/HY4 (Hybrid) 19/01750/LR4 (Pending)
SHLAA Site Ref (if known)	413
Number of remaining dwellings to build on site	279

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?

- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	279Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	30	30	22	0	0	30	30	30	30	5	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amy Ward/Dominic Smith
Company	Barratt & Hellens
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Teal Farm North
Planning Application no.	12/00333/FUL
SHLAA Site Ref (if known)	454
Number of remaining dwellings to build on site	13

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?

- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	553	13	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amy Ward/Dominic Smith
Company	Barratt Developer/BDW Trading Ltd
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Former Lambton Cokeworks Site (Elba Park)
Planning Application no.	09/02328/REM
SHLAA Site Ref (if known)	061
Number of remaining dwellings to build on site	32

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?

- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	32Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	327	32	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amy Ward/Dominic Smith
Company	Barratt/HCA
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Ryhope and Cherry Knowle Hospital
Planning Application no.	16/01524/HYB
SHLAA Site Ref (if known)	062
Number of remaining dwellings to build on site	651

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	651Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	149	60	60	60	60	60	40	40	40	40	40	40	40	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts for 2021/22 have been adjusted upwards slightly to take into account completion data for 2020/21 (which accounted for COVID adjustments), which exceeded the forecasts set through the 2020/21 APS.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Richard Marsden
Company	BDN Ltd
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land to the East of Durham Road and Tudor Grove
Planning Application no.	14/01638/FUL
SHLAA Site Ref (if known)	324
Number of remaining dwellings to build on site	4

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	4Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	4	4	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

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- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

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- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Richard Newsome
Company	Bellway
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Burdon Road/Hall Farm Road, land at
Planning Application no.	13/00799/FUL
SHLAA Site Ref (if known)	356
Number of remaining dwellings to build on site	75

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	34	32	36	7	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

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- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Tom/ Ben Tidmarsh
Company	Berkeley DeVeer
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Pheonix Tower Business Park, Castletown Way
Planning Application no.	18/00823/REM 19/01834/FUL
SHLAA Site Ref (if known)	565
Number of remaining dwellings to build on site	114

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	24	30	30	30	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	David Hunt
Company	Building Design (Northern) Limited
Telephone Number	
E-mail address	████████████████████
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Simpson Street School
Planning Application no.	20/00391/FU4
SHLAA Site Ref (if known)	
Number of remaining dwellings to build on site	8

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	No

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	0	8	0	0	0								
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Roger Lee
Company	Camrex House Ltd
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Camrex House
Planning Application no.	18/00825/FUL
SHLAA Site Ref (if known)	725
Number of remaining dwellings to build on site	50

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	50	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	Through the 2020/21 APS it was anticipated that the scheme would have been complete in year 2020/21, as this is not the case, the total units numbers have been pushed back into year 2021/22.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
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- No, the site is not available for self/custom build serviced plots

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Phil Garner /John Waugh (Agent)
Company	Cancara Property Ltd
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Fulwell Fire Station, Station Road
Planning Application no.	18/01276/FUL
SHLAA Site Ref (if known)	568
Number of remaining dwellings to build on site	28

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?

- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	28	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Clinton Mysleyko
Company	Clearwater Developments
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Sunderland Church High School, Mowbray Road
Planning Application no.	18/00485/FDC
SHLAA Site Ref (if known)	729
Number of remaining dwellings to build on site	6

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?

- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	9	6	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Chris Haggon (Taylor Wimpey) Adam Mcvickers (Persimmon) Amanda stephenson (Story)
Company	Consortium (Taylor Wimpey, Persimmon, Story)
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land north of Burdon Lane
Planning Application no.	18/00640/FUL 19/01497/HY4
SHLAA Site Ref (if known)	477
Number of remaining dwellings to build on site	1000

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Allocated CSDP Site
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	0	30	45	60	60	65	65	65	65	65	65	65	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amanda Gallagher
Company	Council
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Stanley Terrace, Chester Road, Shiney Row
Planning Application no.	17/00866/LP3
SHLAA Site Ref (if known)	695
Number of remaining dwellings to build on site	5

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	5Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	5	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

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- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jeff Boyd
Company	Engie on behalf of Bernicia
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Southwick Primary School, Clarence Street
Planning Application no.	19/01740/FU4
SHLAA Site Ref (if known)	091
Number of remaining dwellings to build on site	37

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Brownfield Register
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	37	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

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- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Phil Brown
Company	Esh/Bernicia
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Former Chilton Moor Cricket Club, Black Boy Road
Planning Application no.	19/00253/FUL
SHLAA Site Ref (if known)	142
Number of remaining dwellings to build on site	12

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	22	12	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Doxford Park Phase 6
Planning Application no.	18/00438/FUL
SHLAA Site Ref (if known)	504
Number of remaining dwellings to build on site	100

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	30	30	30	10	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	Through the 2020/21 APS it was anticipated that the scheme would have yielded completions in year 2020/21, as this is not the case, the total units numbers have been forecast within the five year period.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

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- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Coaley Lane, Land south of
Planning Application no.	16/02357/FUL
SHLAA Site Ref (if known)	367
Number of remaining dwellings to build on site	98

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	30	26	26	26	20	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Site of former Broomhill Estate.
Planning Application no.	16/01161/FU4
SHLAA Site Ref (if known)	112
Number of remaining dwellings to build on site	24

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	104	24	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land to the east of former Broomhill Estate
Planning Application no.	18/00075/FUL
SHLAA Site Ref (if known)	197
Number of remaining dwellings to build on site	99

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	9	30	30	30	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

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	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	2033 and beyond
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Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Phases 1-6, Chester Road
Planning Application no.	18/00255/FU4
SHLAA Site Ref (if known)	107
Number of remaining dwellings to build on site	450

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	28	28	31	31	31	30	30	30	30	30	30	30	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

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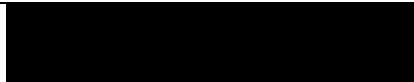
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	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Gayle Black/ Izzi Jackson
Company	Gentoo Group
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Avenue Vivian And Rose Avenue
Planning Application no.	19/00974/FUL, 20/00566/VAR; 20/00704/FUL
SHLAA Site Ref (if known)	732
Number of remaining dwellings to build on site	49

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	38	11	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	Through the 2020/21 APS it was anticipated that the scheme would have yielded completions in year 2020/21, as this is not the case, the total units numbers have been forecast within the five year period.													
Site delivery commentary														

Self and Custom Build Delivery

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- Yes, the site is available for self build serviced plots
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- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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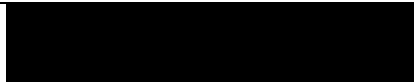
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	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
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Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Gayle Black/ Izzi Jackson
Company	Gentoo Group
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Kidderminster Road
Planning Application no.	19/00214/FUL
SHLAA Site Ref (if known)	711
Number of remaining dwellings to build on site	56

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	44	12	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	Through the 2020/21 APS it was anticipated that the scheme would have yielded completions in year 2020/21, as this is not the case, the total units numbers have been forecast within the five year period.													
Site delivery commentary														

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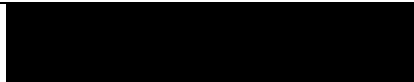
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	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Gayle Black/Izzi Jackson
Company	Gentoo Group
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Hylton Lane/Blaydon Ave, Hylton Lane
Planning Application no.	18/00527/FUL
SHLAA Site Ref (if known)	079
Number of remaining dwellings to build on site	71

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?

- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Allocated Saved UDP Site
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	40	31	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Jane Turnbull
Company	Gentoo Housing (Private Arm)
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	High Usworth School, Well Bank Road
Planning Application no.	16/02266/FU4
SHLAA Site Ref (if known)	56
Number of remaining dwellings to build on site	9

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	47	9	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Chris Dodds
Company	Gleeson Homes Ltd
Telephone Number	
E-mail address	████████████████████
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	High Ford Estate, Flodden Road
Planning Application no.	11/01794/FUL
SHLAA Site Ref (if known)	106
Number of remaining dwellings to build on site	26

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	259	26	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Chris Dodds
Company	Gleeson Homes Ltd
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Hetton Downs Phase 2
Planning Application no.	17/02178/FU4
SHLAA Site Ref (if known)	328
Number of remaining dwellings to build on site	84

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?

- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	17	35	35	14	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Katie Rumble/ Geoff Woodcock
Company	Hellens /Esh
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land north east of Mount Lane, Springwell Village
Planning Application no.	20/01754/FUL
SHLAA Site Ref (if known)	407c
Number of remaining dwellings to build on site	75

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Allocated CSDP Site
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	25	25	25	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	Based on the fact that the site is now subject to full planning permission, the forecasting has reflected the increased site capacity.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	AOP Design
Company	JJ Property Lettings
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	4 Front Street, Fence Houses
Planning Application no.	20/01626/FUL
SHLAA Site Ref (if known)	
Number of remaining dwellings to build on site	7

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	No

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	0	7	0	0	0								
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Lea Smith/ Claire.Oshea
Company	Karbon Homes
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Former Dubmire Primary School, Britannia Terrace
Planning Application no.	18/02002/FU4
SHLAA Site Ref (if known)	087
Number of remaining dwellings to build on site	5

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	12	5	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Claire Oshea/ Lea Smith
Company	Karbon Homes
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Hylton Skills Campus, North Hylton Road
Planning Application no.	19/01427/FU4
SHLAA Site Ref (if known)	563
Number of remaining dwellings to build on site	105

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	54	51	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Ian Prescott/ Helen Campbell
Company	Keepmoat
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land north of Blackthorn Way, Sedgeleth Industrial Estate
Planning Application no.	16/01687/OUT 19/00963/FUL
SHLAA Site Ref (if known)	468
Number of remaining dwellings to build on site	133

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	5	68	40	25	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	As the anticipated build out for 2020/21 was 30 units and only 5 units have been reported as complete, the outstanding units from 2020/21 have been forecast within year 3, as such could you please confirm if the proposed forecasts are still deliverable.													
Site delivery commentary														

Self and Custom Build Delivery

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- Yes, the site is available for self build serviced plots
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- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Alex Shanks
Company	Mahady Developments Ltd
Telephone Number	
E-mail address	████████████████████
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	12-13 Toward Road
Planning Application no.	18/01450/PCJ
SHLAA Site Ref (if known)	728
Number of remaining dwellings to build on site	12

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	12	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	Through the 2020/21 APS it was anticipated that the scheme would have been complete in year 2020/21, as this is not the case, the total units numbers have been pushed back into 2021/22.													
Site delivery commentary														

Self and Custom Build Delivery

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- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Phil James
Company	Miller
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Seaburn Camp, Whitburn Road (North)
Planning Application no.	18/00609/FU4
SHLAA Site Ref (if known)	154A
Number of remaining dwellings to build on site	43

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	21	30	13	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Graeme Cummings
Company	Mr Hodgson
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	6 Athenaeum Street and upper floors 25-26 Fawcett Street
Planning Application no.	19/00422/PCJ
SHLAA Site Ref (if known)	739
Number of remaining dwellings to build on site	5

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	5	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Stephen Johnson
Company	Mr Johnson
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	1 Roker Terrace and Side House, St Georges Terrace
Planning Application no.	18/01108/FUL
SHLAA Site Ref (if known)	735
Number of remaining dwellings to build on site	6

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	6	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

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- Yes, the site is available for self build serviced plots
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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Graeme Cummings
Company	NMBC Properties Ltd
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	34 Villiers Street
Planning Application no.	18/02239/FUL
SHLAA Site Ref (if known)	
Number of remaining dwellings to build on site	7

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?

- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	No

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	0	7	0	0	0								
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
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- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Laura Atkin
Company	Nova Castria Design Limited
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Former Garage, Westholme Terrace
Planning Application no.	19/01593/FUL
SHLAA Site Ref (if known)	
Number of remaining dwellings to build on site	8

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	No

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units		8	0	0	0	0								
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers /Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land at North Road
Planning Application no.	17/00806/REM
SHLAA Site Ref (if known)	138
Number of remaining dwellings to build on site	227

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	73	40	40	40	40	40	31	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts for 2021/22 have been adjusted upwards slightly to take into account completion data for 2020/21 (which accounted for COVID adjustments), which exceeded the forecasts set through the 2020/21 APS.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

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- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers /Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Black Boy Road land at (Site A)
Planning Application no.	16/02123/OU4 (Outline) 19/01826/REM (approved)
SHLAA Site Ref (if known)	128
Number of remaining dwellings to build on site	141

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
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- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Outline Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	15	30	30	30	36	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
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- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers /Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Willow Farm land to south, Ryhope (North)
Planning Application no.	16/01502/OU4 20/00911/LR4 (pending)
SHLAA Site Ref (if known)	426A
Number of remaining dwellings to build on site	450

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	B
Cat A/B Sub Categories	Allocated CSDP Site
Was the site included in the 2020 APS	450Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	5	30	50	50	50	60	60	60	60	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers /Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Heritage Green - Rear of Bee Hive Pub, Coaley Lane
Planning Application no.	15/00815/HYB 17/02445/FUL
SHLAA Site Ref (if known)	417
Number of remaining dwellings to build on site	105

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	183	30	30	30	15	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts have been adjusted upwards slightly to take into account completion data for 2020/21 (which accounted for COVID adjustments), which exceeded the forecasts set through the 2020/21 APS.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers /Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land at Lambton Lane
Planning Application no.	17/00589/FUL
SHLAA Site Ref (if known)	194
Number of remaining dwellings to build on site	252

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	B
Cat A/B Sub Categories	Brownfield Register
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	15	30	30	30	30	30	30	30	12	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers /Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Philadelphia Complex
Planning Application no.	14/00538/HYB (Hybrid) 17/02246/REM 19/00804/REM (approved)
SHLAA Site Ref (if known)	330A
Number of remaining dwellings to build on site	450

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
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- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Outline Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	13	20	40	40	40	40	50	50	50	50	32	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

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- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers /Paul Hunt
Company	Persimmon
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land at Mill Hill, Silksworth Road
Planning Application no.	18/01877/REM
SHLAA Site Ref (if known)	342
Number of remaining dwellings to build on site	250

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	20	30	30	30	30	30	30	30	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	Through the 2020/21 APS it was anticipated that the scheme would have yielded completions in year 2020/21, as this is not the case, the total units numbers have been forecast within the five year period.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	James Litherland
Company	Place First
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Former Easington Lane Primary School Building
Planning Application no.	18/01963/FU4
SHLAA Site Ref (if known)	086
Number of remaining dwellings to build on site	93

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	23	30	30	33	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts for 2021/22 have been adjusted upwards slightly to take into account completion data for 2020/21 (which accounted for COVID adjustments), which exceeded the forecasts set through the 2020/21 APS.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Hannah Chapman
Company	Private
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Ennerdale Street, Low Moorsley, Land at
Planning Application no.	12/01125/OUT (approved) 21/00561/REM (pending)
SHLAA Site Ref (if known)	388
Number of remaining dwellings to build on site	40

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	B
Cat A/B Sub Categories	Allocated Saved UDP Site/Outline Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	0	0	10	30	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

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- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Neil Guthrie
Company	Sigion
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Vaux Brewery (site of), Gill Bridge Avenue
Planning Application no.	15/02557/HY4 21/00225/FU4
SHLAA Site Ref (if known)	063
Number of remaining dwellings to build on site	132

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Allocated CSDP Site/Outline Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	0	60	40	32	0	35	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amanda Stephenson (Story homes) Phil James (Miller) Lee Foxtton (Duchy)
Company	Siglion/Millers
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Chapelgarth site
Planning Application no.	16/00388/HY4 16/02356/LR4 20/01323/LR4 20/02335/LR4 21/00142/LR4
SHLAA Site Ref (if known)	081
Number of remaining dwellings to build on site	675

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	75	60	75	60	60	60	60	60	60	60	60	42	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amanda Stephenson
Company	Story Homes
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land to the west of Waterloo Road, Usworth (South)
Planning Application no.	None at present
SHLAA Site Ref (if known)	463A
Number of remaining dwellings to build on site	200

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?

- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	B
Cat A/B Sub Categories	Allocated CSDP Site
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	0	31	36	36	36	36	25	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Chris Haggon
Company	Taylor Wimpey
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land adjacent to Herrington Country Park
Planning Application no.	20/02027/HE4
SHLAA Site Ref (if known)	465
Number of remaining dwellings to build on site	400

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	B
Cat A/B Sub Categories	Allocated CSDP Site
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	0	8	36	40	40	40	40	40	40	40	40	4	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Clinton Mysleyko
Company	The Inn Place Partnership
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	The Inn Place, Knollside Close
Planning Application no.	18/00749/FUL
SHLAA Site Ref (if known)	733
Number of remaining dwellings to build on site	19

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	0	19	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Paul Baxter
Company	Thornley Developments
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	6 Toward Rd
Planning Application no.	20/01528/FUL
SHLAA Site Ref (if known)	
Number of remaining dwellings to build on site	5

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	No

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units		0	5	0	0	0								
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Norman Gwynn/ Graham Railton
Company	Vistry Group
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Ayton Village Primary School, Dunlin Drive, Ayton
Planning Application no.	19/01484/FU4
SHLAA Site Ref (if known)	098
Number of remaining dwellings to build on site	56

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

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- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	0	14	42	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Paul Elliott
Company	W and D Christie
Telephone Number	
E-mail address	██████████
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Land at Station Rd, Penshaw
Planning Application no.	17/01610/FU4
SHLAA Site Ref (if known)	570
Number of remaining dwellings to build on site	1

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units	13	1	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2020/21 when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Graeme Cummings
Company	X8 Properties Ltd
Telephone Number	
E-mail address	[REDACTED]
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Former HSBC 14 Fawcett Street
Planning Application no.	20/00535/FUL
SHLAA Site Ref (if known)	
Number of remaining dwellings to build on site	15

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

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Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	No

Tenure	Completions prior to 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units		0	15	0	0	0								
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary														

Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

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- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	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	2033 and beyond
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Appendix 9: Draft five year housing land supply calculation (April 2021)

	Stage 1 (April 2021)
Five Year Housing Requirement for period 2021/22 - 2025/26	3725
Actual Completions 2015-2021 (excluding student accommodation)	4672
Oversupply for 2015/16 – 2020/21	202
Housing requirement minus oversupply	3523
10% buffer	352
Five Year Land Supply Requirement (including 10% buffer)	3875
	Stage 1 Site Proforma Consultation Outcome (April 2021)
Category A sites	3469
Category B Sites	770
Small Sites	250
Demolitions	-10
Total Supply	4479
Five year supply performance against 110% of housing requirement (%)	109%
Five year supply performance against 110% of housing requirement (years)	5.5 years

Appendix 10: Stage 2 Developer and Statutory Consultees

Developer	Contact name/Agent	
Persimmon Homes	Paul	Hunt
Persimmon Homes	Adam	McVickers
Mahady Developments Ltd	Alex	Shanks
Story Homes	Amanda	Stephenson
Duchy Homes	Lee	Foxton
Barratt Homes	Dominic	Smith
Barratt Homes	Amy	Ward
Homes England	Andrew	MacFarlane
Vistry Group	Michael	Duffy
Vistry Group	Andrew	Rennie
JJ Property Lettings	AOP Design	
Gleeson Homes Ltd	Chris	Dodds
Taylor Wimpey	Chris	Haggon
Karbon Homes	Claire	Oshea
Karbon Homes	Lea	Smith
Clearwater Developments	Clinton	Mysleyko
The Inn Place Partnership	Clinton	Mysleyko
Building Design (Northern) Limited	David	Hunt
Gentoo Group	Izzi	Jackson
Gentoo Group	Gayle	Black
X8 Properties Ltd	Graeme	Cummings
NMBC Properties Ltd	Graeme	Cummings
Private	Hannah	Chapman
Keepmoat	Helen	Campbell
Keepmoat	Ian	Prescott
Place First	James	Litherland
Gentoo	Jane	Turnbull
Bernicia	Jeff	Boyd
Esh Homes	Geoff	Woodcock
Hellens	Katie	Rumble
Nova Castria Design Limited	Laura	Atkin
Avant Homes	Wes	English
Avant Homes	Mark	Wilson
JT Consultancy Ltd	Sarah	Halliday
Siglion	Neil	Guthrie
Thornley Developments	Paul	Baxter
W and D Christie	Paul	Elliot
MCC Homes	Paul	McCoy
Esh/Bernicia	Phil	Brown
Cancara Property Ltd	Phil	Garner
Miller	Andrew	Dring
Miller	Phil	James
Bellway	Richard	Newsome
BDN Ltd	Richard	Marsden

Camerex House Ltd	Roger	Lee
Mr Johnson	Stephen	Johnson
Karbon Homes	Steve	Jackson
Berkeley DeVeer	Ben	Tidmarsh
A M Watt	Tony	Watt
Fit-Out Yorkshire	Fitz Architects	
University of Sunderland	Jenny	Gibbs
Gladman Homes	John	Fleming
Ward Hadaway	Andrew	Moss
Church Commissioners (Barton Willmore)	Musa	Choudhary
Other Bodies	Contact	
Avison Young acting on behalf of National Grid	Matt	Verlander
NHS Sunderland CCG	Andrew	Moss
02	Eamon	Hansbury
British Telecommunications Group Plc	Dave	Calvert
EE	Atul	Roy
Durham County Council	Graeme	Smith
Durham County Council	Mike	Allum
Vodafone	Eamon	Hansbury
Gateshead Council	Annelise	Hutchinson
Gateshead Council	Neil	Wilkinson
Highways England	Mark	Goodwill
Highways England	Paul	Dixon
Historic England	Henry	Cumbers
Home Builders Federation	Joanne	Harding
Homes England	Matt	Ridge
Marine Management	Clare	McCarty
Mobile Operators Association	Generic admin email inbox	
National Grid	Generic admin email inbox	
Natural England	Michael	Miller
Network Rail	Ed	Dunn
Newcastle City Council	Jennifer	Morrison
Newcastle City Council	Emma	Warneford
Newcastle City Council	Iain	Fairlamb
Nexus	Gordon	Harrison
Nexus and Transport for The North	Philip	Meikle
NHS Sunderland CCG	David	Chandler
North Tyneside Council	Martin	Craddock
Northern Gas Networks Ltd	Micah	Boutwood
Northern Power Grid	Glen	Hodges
Northumberland County Council	Joan	Sanderson

Northumberland County Council	Kevin	Tipple
Northumbria Police	Sarah	Pitt
Northumbria Water Ltd	Katherine	Dobson
Open Reach	Generic admin email inbox	
South Tyneside Council	Peter	Mennell
The Coal Authority	Generic admin email inbox	
Transport for The North	Andrew	Dorrian
Durham CC	Chloe	Hillam
North East Combined Authority	Rachelle	Forsyth-Ward
Northumberland CC	Andrea	King
Environment Agency	Generic admin email inbox	

Appendix 11: Stage 2 Emails sent to Developer and Statutory Consultees

Email to statutory bodies/other bodies

Dear Sir/Madam,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate our Annual Position Statement (APS), which was agreed and concluded that Sunderland City Council can confirm that we have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. In March 2021 the Council wrote to the Planning Inspectorate (PINS), as required, to inform them that we intend to submit an updated APS in July 2021.

As part of the updated APS preparation process the Council has contacted developers, land owners and agents to ensure the sites that are within the five year housing land supply are as accurate as possible and that their deliverability is confirmed. This has then enabled the APS to be updated in preparation for submission to PINS.

As a consultation body or duty to cooperate partner, we would like to invite you to make any comments you may have on the draft APS document, which includes the schedule of sites that make up the five-year land supply so they can be taken into consideration when preparing our final APS.

Following this consultation, the Council will take into consideration your views and undertake any further discussions as necessary to ensure any issues or disputed sites are resolved prior to submitting the final APS for consideration to PINS.

Attached to this e-mail is a copy of the draft APS along with a comments pro-forma. The document is also available on the Council's website at [5 Year Housing Land Supply - Sunderland City Council](#). The consultation on the draft APS closes on 25 June 2021 and any views you may have will need to be submitted by this date.

Any comments you make should be sent to planningpolicy@sunderland.gov.uk. Should you have any questions or queries on the APS or any of the sites within the supply, please do not hesitate to contact a member of the team via this e-mail.

Kind Regards

Gary Baker

Email to Developers/Agents

Dear Sir/Madam,

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate, and had agreed, our Annual Position Statement (APS) which was agreed and concluded that Sunderland City Council can confirm that we have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. In March 2021 the Council wrote to the Planning Inspectorate (PINS), as required, to inform them that we intended to submit an updated APS in July 2021.

As part of the updated APS preparation process the Council has contacted developers, land owners and agents to ensure the sites that are within the five year housing land supply are as accurate as possible and that their deliverability is confirmed. This has then enabled the APS to be updated in preparation for submission to PINS.

As such we would like to invite you to make any comments you may have on the draft APS document, which includes the schedule of sites that make up the five-year land supply so they can be taken into consideration when preparing our final APS.

Following this consultation, the Council will take into consideration your views and undertake any further discussions as necessary to ensure any issues or disputed sites are resolved prior to submitting the final APS for consideration to PINS.

Attached to this e-mail is a copy of the draft APS along with a comments pro-forma. The document is also available on the Council's website at [5 Year Housing Land Supply - Sunderland City Council](#). The consultation on the draft APS closes on 25 June 2021 and any views you may have will need to be submitted by this date.

Any comments you make should be sent to planningpolicy@sunderland.gov.uk. Should you have any questions or queries on the APS or any of the sites within the supply, please do not hesitate to contact a member of the team via this e-mail.

Kind Regards

Gary Baker

**Appendix 12: Stage 2 draft APS and five year housing land supply comments form
Sunderland City Council**



Draft Annual Position Statement

Comment Form

Please complete this comments form when making representations on the draft Annual Position Statement. Where you have comments to make in relation multiple sites, please use separate forms.

Developer/ Agent	
------------------	--

Personal Information

Name	
Organisation	
Address	
Post Code	
Telephone Number	
Email Address	

Your Comments

Section/Paragraph/ Table /Appendix	Do you agree/disagree with the APS?	Please outline your issue with the substance contained within the relevant section/paragraph

Please add more rows if required

Sites

SHLAA Reference	
-----------------	--

Delivery Rates

Do you agree with the Delivery Rates?	Comments

Please suggest any adjustment required to be made to the Delivery Rates

Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

Any other comments on the site

--

Any evidence to support adjustments to the draft APS

--

Appendix 13: Developer Correspondence for site 421 Quarry House Lane

[REDACTED]

From: [REDACTED]
Sent: 24 June 2021 14:08
To: Joanne [REDACTED]
Subject: FW: 16/01541/FUL -Quarry House Lane, East Rainton
Attachments: 1904.P.01 D 240621.pdf

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Joanne

Sorry for not getting back sooner – I have not had the opportunity to speak with Wynyard Homes until this morning.

The anticipate delivery of units are [based on year January to December]

2021	0 units
2022	21 units
2023	12 units

[REDACTED]

[REDACTED]

We would be happy to discuss this further with you if the opportunity arises

Regards

Graeme

From: Joanne [REDACTED]
Sent: 23 June 2021 06:30
To: [REDACTED]
Subject: FW: 16/01541/FUL -Quarry House Lane, East Rainton

Dear Mr Pearson,

I wonder if you have had a chance to consider my previous e-mail below and if possible could you confirm what works have been undertaken on the above site and anticipated completion dates.

Regards

Joanne

From: Joanne [REDACTED]
Sent: 17 June 2021 16:18
To: [REDACTED]
Subject: 16/01541/FUL -Quarry House Lane, East Rainton

Dear Mr Pearson,

We are in the process of preparing the Council's five year land supply and understand that the above site is now progressing. As such the site is to be included in the five-year land supply as a deliverable site. If possible could you confirm what works you have undertaken to date to progress the site and when you anticipate completions on site so we can reflect this information in the supply.

Regards

Joanne

Joanne [Redacted]
[Redacted]
[Redacted]
[Redacted]

For all general housing development queries, contact us at housing_developers@sunderland.gov.uk



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The following three photos demonstrate that the site is currently under construction.







Appendix 14: Stage 2 Correspondence to the draft APS

Story Homes

[REDACTED]

From: Amanda [REDACTED]
Sent: 29 June 2021 11:14
To: Joanne [REDACTED]
Subject: RE: Usworth site

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Morning Joanne – I'm more than certain planning submission is programmed for later this year but will confirm and come back to you.

Regards
Amanda

Amanda [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Please be advised from 21 May 2021, the Story Homes North East team will be occupying a new office space. We're not moving far - just around the corner in fact. Please take note of our new address details below and if you have any questions, don't hesitate to give us a call.

New office address: Riverview Business Centre, [REDACTED]
[REDACTED]

From: Joanne [REDACTED]
Sent: 29 June 2021 10:47
To: Amanda [REDACTED]
Subject: Usworth site

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Hi Amanda,

Hope you are keeping well.

The consultation on our APS closed on Friday 25th June, as part of that process we have had a representation regarding the site at Usworth, stating that we have programmed it too early in the five year period and based on the evidence it should be moved back to year 4. We have considered this again and consider this to be reasonable, as the site has no planning permission in place yet. I just wanted to make you aware of this and ask if you have any further information as to when you expect to submit the site for planning ?

Regards

Joanne

Joanne

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk



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[Redacted]

From: [Redacted]
Sent: 27 May 2021 12:27
To: Joanne [Redacted]; Cheryl [Redacted]
Cc: Gary Baker1
Subject: FW: APS

FYI

From: Clive [Redacted]
Sent: 27 May 2021 12:02
To: Planning Policy <PlanningPolicy@sunderland.gov.uk>
Cc: Kathryn [Redacted]; Chris [Redacted]; Neil [Redacted]
Subject: APS

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Thank you for consulting Gateshead Council on Sunderland's Five Year Housing Land Supply Annual Position Statement. This is to confirm that we have no comments to make.

Kind regards

Clive [Redacted]
[Redacted]

[Redacted]

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Gladman

From: [REDACTED]
Sent: 09 June 2021 13:38
To: Joanne [REDACTED]
Subject: FW: Draft Annual Position Statement.
Attachments: Gladman APS representation.pdf

One for you Joanne, if you let me know where you want these saving I can do that!
Regards
Kathryn

From: Andrew [REDACTED]
Sent: 09 June 2021 11:31
To: Planning Policy <PlanningPolicy@sunderland.gov.uk>
Subject: Draft Annual Position Statement.

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Dear Planning Policy Team.

Please see attached Gladman Developments representation in relation to the Council's draft Annual Position Statement.

Kind regards,
Andy.

[REDACTED]

[REDACTED]

[REDACTED]



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Sunderland City Council

Draft Annual Position Statement



Comment Form

Please complete this comments form when making representations on the draft Annual Position Statement. Where you have comments to make in relation multiple sites, please use separate forms.

Developer/ Agent	Gladman Developments Ltd
------------------	--------------------------

Personal Information

Name	Andrew [REDACTED]
Organisation	Gladman
Address	[REDACTED] [REDACTED] [REDACTED]
Post Code	[REDACTED]
Telephone Number	[REDACTED]
Email Address	[REDACTED]

Your Comments

Section/Paragraph/ Table /Appendix	Do you agree/disagree with the APS?	Please outline your issue with the substance contained within the relevant section/paragraph
N/A	N/A	N/A

Please add more rows if required

Sites

SHLAA Reference	463a
-----------------	------

Delivery Rates

Do you agree with the Delivery Rates?	Comments
No.	See below.

Please suggest any adjustment required to be made to the Delivery Rates

Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	31	36	133

Any other comments on the site

<p>At the time of writing (June 2021) the site is not subject to a live planning application. There is also no clear indication as to whether the known developer will be submitting a full or outline application. The type of application which will eventually be submitted will inevitably impact on the lead in times for the site.</p> <p>The evidence put forward suggests the developer is currently undertaking revised technical surveys as those listed within the APS were predominately associated to securing the site's allocation in the Core Strategy.</p> <p>The Council's own assumptions indicate a lead in time of approximately 4 years for an allocated site with known developer interest (see table 8). In addition, the Council's evidence also indicates the time from gaining full planning consent to a site delivering housing completions is around 18 months (see para 5.17). In light of the above, Gladman suggest that the delivery rates put forward in the draft APS are overly generous and state</p>

insufficient evidence has been provided to clearly indicate why this site would deliver at a far quicker rate than other similar sites in the local authority.

Any evidence to support adjustments to the draft APS

Council's own evidence on lead in times and lag rates.

Highways England

[REDACTED]

From: Sunny [REDACTED]
Sent: 25 June 2021 14:36
To: Planning Policy
Cc: [REDACTED] Paul
Subject: RE: Highways England Formal response - Sunderland Annual Position Statement Draft APS 2021
Attachments: Highways England formal response to draft Sunderland APS document.pdf

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FAO Planning Policy Team

Thank you for consulting Highways England on the above draft document. We have now reviewed this document. Please see attached our formal response for your consideration.

We look forward to continuing to work collaboratively as identified in the Sunderland Local Plan, whilst also ensuring the safe and efficient operation of our SRN.

If you have any questions, please do not hesitate to get in touch.

Kind Regards

Sunny

[REDACTED]

Sunny [REDACTED]
[REDACTED]

Sent: 26 May 2021 16:29
Subject: Draft APS 2021

Dear Sir/Madam

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate our Annual Position Statement (APS), which was agreed and concluded that Sunderland City Council can confirm that we have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. In March 2021 the Council wrote to the Planning Inspectorate (PINS), as required, to inform them that we intend to submit an updated APS in July 2021.

As part of the updated APS preparation process the Council has contacted developers, land owners and agents to ensure the sites that are within the five year housing land supply are as accurate as possible and that their deliverability is confirmed. This has then enabled the APS to be updated in preparation for submission to PINS.

As a consultation body or duty to cooperate partner, we would like to invite you to make any comments you may have on the draft APS document, which includes the schedule of sites that make up the five-year land supply so they can be taken into consideration when preparing our final APS.

Following this consultation, the Council will take into consideration your views and undertake any further discussions as necessary to ensure any issues or disputed sites are resolved prior to submitting the final APS for consideration to PINS.

The draft APS document is available to view on the Council's website at [5 Year Housing Land Supply - Sunderland City Council](#). A copy of the comments form is attached to this e-mail. The consultation on the draft APS closes on 25 June 2021 and any views you may have will need to be submitted by this date.

Any comments you make should be sent to planningpolicy@sunderland.gov.uk. Should you have any questions or queries on the APS or any of the sites within the supply, please do not hesitate to contact a member of the team via this e-mail.

Kind Regards

Gary [REDACTED]



[The original URL was considered as suspicious by SYSTRA's antiphishing system and hence disabled.](#)



Our ref: AA.21.02.35

Gary [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sunny [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Direct Line: [REDACTED]

FAO: Planning Policy Team

25 June 2021

Dear Gary

Sunderland Annual Position Statement

We have reviewed your Annual Position Statement (APS) which sets out your five year housing land supply position. Specifically, we have compared the schedule of sites which make up this supply (provided in Appendix 2 of the APS) with the most recent information previously provided to us concerning housing delivery, which was the SHLAA schedule provided on 3rd November 2020 alongside the draft Infrastructure Delivery Plan.

This comparison illustrates some small changes in the delivery of individual sites to 2025/26 and an overall net reduction of 10 dwellings to 2025, which demonstrates a good correlation with the sites which have been assessed as part of the Sunderland Infrastructure Study and our existing evidence base.

There are 18 sites which have changed planning status from the November evidence base, in many cases either gaining permission or moving to the construction phase.

Our greatest area of concern with the current consultation is that consideration of the sites which now have planning permission shows that these total 9,057, which is only 425 less than the 9,482 dwellings accounted for by 2028 in the Sunderland Infrastructure Study, and which required significant mitigation in order to ensure the safe and efficient operation of the SRN.

In your letter dated 5th May 2021, you suggested that the major scheme at the Doxford Park junction, which was identified as required by 2028 as part of the Infrastructure Study, "would likely need to be developed to a position where it could be put forward as part of a strategic business plan for a future version of the Road Investment Strategy". Given that the scheme is not identified for delivery in our second Road Investment Strategy, this means it will not be delivered by 2028, and this is a significant risk to the safe and efficient operation of the A19 in the Plan period.

We would therefore suggest that we continue with the joint working that has enabled the delivery of almost 10,000 dwellings as part of the Sunderland Local Plan to date, whilst also ensuring the safe and efficient operation of the SRN through:

- Undertaking modelling to examine the impacts of the Sunderland Local Plan without the Doxford Park major scheme and, if impacts are severe, identifying a suitable package of measures to ensure that impacts on the SRN are not severe by 2028; and
- Developing an approach for dealing with any forthcoming planning applications in Sunderland between Highways England and Sunderland City Council in the short to medium term, given that the approved developments have more than likely already exceeded the level of a safe and efficient operation of the SRN by 2028, due to the uncertainty of the delivery of the major scheme required at the Doxford Park junction.

I trust this response is helpful, but should you require any further information please do not hesitate to contact me.

Yours sincerely,



Sunny



Nexus

[Redacted]

From: Dominic [Redacted]
Sent: 24 June 2021 13:14
To: Planning Policy
Subject: Sunderland APS Nexus Comments
Attachments: SUNDERLAND DRAFT APS COMMENTS.docx

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Dear Sir/Madam,

Please find attached document containing some Nexus comments on five outlined development sites outlined in the draft Sunderland APS document that was forwarded to our Planning Liaison on 28/05/21. I have compiled all comments together within one document – please let me know if you require these to be on separate forms and I can adjust.

Kind regards,

Dom

[Redacted Signature]

I can be reached by email or mobile phone only: +447824335922

 Please consider the environment before printing this email

***** Any views or opinions expressed by the sender of this message do not necessarily represent those of Nexus. This message is intended for the addressee only. It is confidential and may contain private or privileged information. It must not be copied or its contents disclosed to anyone other than the addressee. If it is delivered to you in error please destroy all copies of it immediately and contact the sender. Please note that neither Nexus nor the sender accepts any responsibility for viruses and it is your responsibility to scan or otherwise check this email and any attachments. *****

Developer/ Agent	Nexus (Tyne and Wear Passenger Transport Executive)
------------------	---

Your Comments

SITE	COMMENTS
194 Lambton Lane	<ol style="list-style-type: none"> 1. Nexus welcomes this kind of brownfield development and its placement with proximity to areas of high density. 2. Nexus does have a concern that there is a high provision of bus services on the A1052, however these will be over 400 metres walking distance for residents on this site. There would be a responsibility for the LPA to obligate the developer to consult on the funding of new bus stops closer to the development. Exact preferences can be outlined in consultation. 3. The location of this development site is close to the Leamside Line. Infrastructure extensions such as bridges may need to be considered in development planning. Consultation between the developer and Nexus is recommended pre-application. 4. Any future extensions of the Tyne and Wear Metro nearby would only enhance the availability for residents to travel via sustainable modes of transport.
081 Chapelgarth	<ol style="list-style-type: none"> 1. Any continued development on this site will require further consultation with Nexus and the bus companies to ensure that new and/or existing bus service routes fit adequate provision on Weymouth Road and west of Portland Academy. 2. The Local Planning Authority should recognise and be aware of the immediate challenges to public transport access in certain areas of South Sunderland. Nexus would recommend that the LPA should give obligations to developers to fund sufficient appropriate changes to public transport provision. 3. As the Tyne and Wear Metro does not run as far south as majority of the housing growth areas, it will be important that residents in these areas are able

	<p>to travel regularly using appropriate bus services. Consultation with the bus companies and Nexus will be vital in providing new residents with appropriate services.</p>
465 Herrington Park	<ol style="list-style-type: none"> 1. There is some bus services provision close to the location of this site, however there would be a need for diversion or service extension to cover a development of this size. 2. At present, bus stops on the B1286 are likely to be over 400 metres access for most residents.
330A Philadelphia Complex	<ol style="list-style-type: none"> 1. Nexus welcomes brownfield site developments of this type, including redevelopment of listed buildings. This site has proximity to both Sunderland and Washington. 2. Nexus, Go North East and the developer were previously involved in discussions about the commercial attraction for using the link road of the development for either new or existing services. Nexus remains of the view that services making use of new bus stop locations will generate suitable access comfortably for residents and employees in the area.
463A Land to the west of Waterloo Road, Usworth	<ol style="list-style-type: none"> 1. Nexus welcomes developments in Washington with proximity to high density. Any extension to public transport services in Washington and the surrounding area would only enhance the availability for residents to travel by sustainable travel modes. 2. Nexus recognises the significance of the strategic Washington Redevelopment Area – including Sunderland City Council commitments to local highways network and access. 3. At present, Usworth and Sulgrave are well served by several bus services on Manor Road and Marlborough Road, and therefore a development may easily lend itself to this level of provision. 4. Depending on the exact location of the site when application is submitted, Nexus may recommend a diversion of an existing bus service with developer funded stops so that Waterloo Road or Sulgrave Road may be served to offer new residents better access to public transport.

Any other comments made previously by Nexus on any developments currently awaiting decision by the Local Planning Authority should still stand.

[Redacted]

From: Andrea [Redacted]
Sent: 16 June 2021 16:34
To: Planning Policy
Cc: Helen Dormand
Subject: Re: Draft APS 2021
Attachments: Sunderland Draft APS Comment Form 2021.pdf

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Hi Gary and Kathryn

Please find attached our response to Sunderland's APS consultation from Northumberland County Council.

Regards

[Redacted signature block]

There have been changes to some of our services due to the recent outbreak of Covid 19. Please read our [Planning Services Frequently Asked Questions - Covid 19 Guidance document](#) for further information.

From: Kathryn [Redacted]
Sent: 26 May 2021 15:37
Subject: Draft APS 2021
Dear Sir/Madam

As you may be aware in July 2020 the City Council submitted to the Planning Inspectorate our Annual Position Statement (APS), which was agreed and concluded that Sunderland City Council can confirm that we have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2021. In March 2021 the Council wrote to the Planning Inspectorate (PINS), as required, to inform them that we intend to submit an updated APS in July 2021.

As part of the updated APS preparation process the Council has contacted developers, land owners and agents to ensure the sites that are within the five year housing land supply are as accurate as possible and that their deliverability is confirmed. This has then enabled the APS to be updated in preparation for submission to PINS.

As a consultation body or duty to cooperate partner, we would like to invite you to make any comments you may have on the draft APS document, which includes the schedule of sites that make up the five-year land supply so they can be taken into consideration when preparing our final APS.

Following this consultation, the Council will take into consideration your views and undertake any further discussions as necessary to ensure any issues or disputed sites are resolved prior to submitting the final APS for consideration to PINS.

Attached to this e-mail is a copy of the draft APS along with a comments pro-forma. The document is also available on the Council's website at [5 Year Housing Land Supply - Sunderland City Council](#). The consultation on the draft APS closes on 25 June 2021 and any views you may have will need to be submitted by this date.

Any comments you make should be sent to planningpolicy@sunderland.gov.uk. Should you have any questions or queries on the APS or any of the sites within the supply, please do not hesitate to contact a member of the team via this e-mail.

Kind Regards

Gary



www.sunderland.gov.uk



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Sunderland City Council

Draft Annual Position Statement



Comment Form

Please complete this comments form when making representations on the draft Annual Position Statement. Where you have comments to make in relation multiple sites, please use separate forms.

Developer/ Agent	-
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Personal Information

Name	Andrea [REDACTED]
	Northumberland County Council
Address	[REDACTED] [REDACTED] [REDACTED]
Post Code	[REDACTED]
Telephone Number	[REDACTED]
Email Address	[REDACTED]

Your Comments

Section/Paragraph/ Table /Appendix	Do you agree/disagree with the APS?	Please outline your issue with the substance contained within the relevant section/paragraph
Para.4.16-4.17	Disagree	While Northumberland County Council does not object to the approach that Sunderland City Council has taken in cautiously discounting oversupply for the purposes of its own APS, it is not an approach that is supported by Northumberland County Council, nor one that we would wish to be applied to

		<p>all Local Planning Authorities across the North East region in their 5-year supply and/or APS calculations.</p> <p>Northumberland County Council considers it reasonable and common sense to factor in and discount oversupply delivered during earlier years of the plan period from the overall minimum housing requirement for the plan period when identifying the residual minimum requirement to be achieved over the remaining years of the plan period. The Council's baseline Local Housing Need or Local Plan-based annual average requirement are not minimum requirements to necessarily be achieved in each and every year of the plan period or within any 5-year period, they are by definition averages such that delivery may reasonably be above in some years and below in other years, as long as the overall minimum housing requirement for the plan period or the (pro rata) 5-year period is achieved. The appropriate buffer should then simply be applied to that residual annual average requirement for the next 5 years.</p>
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Please add more rows if required

Sites

SHLAA Reference	
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Delivery Rates

Do you agree with the Delivery Rates?	Comments

Please suggest any adjustment required to be made to the Delivery Rates

Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

Any other comments on the site

Any evidence to support adjustments to the draft APS

Further to the above comments re. para.4.16-4.17, it is noted that the approach used in Sunderland’s first APS was brought to the attention of Northumberland’s Local Plan EiP Inspector by Pegasus Planning (on behalf of their developer clients Dysart and Gleeson) during a Phase 2 hearing session on housing matters in October 2020. Northumberland County Council has consistently applied the residual approach in its SHLAA and 5-year supply monitoring reports, as well as in a Spring 2020 EiP action note requested by the Inspector (EX/NCC/119) to set out a forecasted 5-year supply position at adoption, measured against the Local Plan-based housing requirement.

While the Inspector accepted the Sunderland APS as an examination document, it was not discussed any further, and no concerns her raised over the Council’s approach in its updated evidenced 5-year supply. At an earlier hearing on housing supply, the Inspector specifically requested the Council to put forward a modification to the draft Plan to set out how the residual approach would continue to be applied in calculating Northumberland’s 5-year supply going forward (see below new footnote to para.7.24). While the Inspector is yet to issue her report, which will set out her conclusions regarding the soundness of the plan (including the approach taken in relation to a 5-year housing supply), this modification is included in the Schedule of proposed Main Modifications to

the draft Local Plan provisionally agreed with the Inspector as being necessary to ensure soundness of the Plan and that are currently subject to public consultation.

“Upon adoption of the Plan, the five-year housing land supply will be measured against the residual average annual housing requirement necessary to achieve the minimum 17,700 net additional dwellings set out in Policy HOU 2 (plus the appropriate buffer informed by the annual Housing Delivery Test), taking into account the number of dwelling completions delivered since the start of the plan period from 1 April 2016. With circa 6,580 completions delivered in the years 2016-2020, as at 31 March 2020 the residual minimum requirement for the remaining 16 years of the plan period stands at 11,120 dwellings, equating to a residual annual average 695 dwellings per annum. This exceeds the standard methodology’s latest minimum Local Housing Need for Northumberland of 676 dwellings per annum for 2019-2029. With the addition of a 5% buffer, for the purposes of calculating a five year housing land supply, the requirement is for 730 dwellings per annum. In accordance with the NPPF, once the adopted Plan is more than five years old the five-year supply will be measured against the latest Local Housing Need figure at the time (plus the appropriate buffer). If, however, the residual annual average requirement drops below the latest Local Housing Need figure before the plan is five years old, the Local Housing Need figure will take precedence as the basis for calculating the five-year housing land supply.”

We understand that Sunderland City Council opted to take a cautious approach in discounting oversupply delivered during the initial years of the plan period for the purposes of the APS, following some objections to the residual approach that had initially been applied in the original draft of the first Sunderland APS and in light of some appeal decisions raised. However, we also understand that there was no objection to the residual approach from other stakeholders and that it has also received evidential support in some appeal decisions, so would suggest that this balance of views should be drawn out more in the new APS in ultimately deciding to opt for a cautious approach.

