

Strategic Housing Land Availability Assessment (SHLAA)

Annex
Sites Schedule and Map



March 2012


Sunderland
City Council

Results

Sub Areas	Deliverable 1-5 Years	Achievable 6-10 Years	Developable 11-15 Years	TOTAL
South	1541	3437	1840	6818
Central Sunderland	568	1183	226	1977
North	987	541	235	1763
Washington	731	272	50	1053
Coalfield	1613	2001	359	3973
Total	5440	7434	2710	15584
Total*	5671	7434	2710	15815

*Total includes 231 dwellings to be provided on deliverable small sites (under 10 dwellings) which have planning permission

Results in comparison with 2011 targets and RSS

Sub Areas	Deliverable 1-5 Years			Achievable 6-10 Years			Developable 11-15 Years			Total Land Supply		
	Homes	2011 Target	RSS	Homes	2011 Target	RSS	Homes	2011 Target	RSS	Homes	2011 Target	RSS
South	1541	1607	1691	3437	1836	1954	1840	2040	1665	6818	5483	5347
Central Sunderland	568	472	1268	1183	540	1472	226	600	1270	1977	1612	4046
North	987	252	375	541	288	456	235	320	435	1763	860	1301
Washington	731	189	234	272	216	295	50	240	302	1053	645	867
Coalfield	1613	630	892	2001	720	1043	359	800	918	3973	2150	2890
Total	5440	3150	4460	7434	3600	5220	2710	4000	4590	15584	10750	14270

Source: Sunderland City Council SHLAA February 2012

Site Ref.	Site Name	Street	Map Ref.	Area (HA)	Site Capacity	Houses Comp	Approval Date	Greenfield/Brownfield	Planning History	Status/Source	LDF Areas	Sub ARF Name	Ward	Site ownership	Category 1	Category 1 & 2 sites (there are no Cat 1 sites)	General Site Comments	Anticipated Annual Completion rates 1-5 years					6-10 years Supply					11-15 years Supply					Capacity breakdown					Comments from Key Stakeholders	2011 Update comment					
																		2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Deliverable Years 1-5	Developable Years 6-10	Developable Years 11-15	Post 15 Years	Not currently developable			Is the site developable				
Sunderland North																																												
69	St Georges Terrace	Saint Georges Terrace	4N	0.46	14		13/06/06 (expired)	B	06/0696/OUT	Developer	Sunderland North	North	St Peters	Private		Conservation Area	The Seafront Strategy will further increase background knowledge and aid decision making. This is a tourism area and a wildlife corridor.														14	0	14	0				Y (6-10 years)		Ownership issues. Access issues without the demolition of No.14 St Georges Terrace, required highway improvements likely to be cost prohibitive.				
79	Hylton Lane	Hylton Lane	3I	2.51	80			G		UDP	Sunderland North	North	Redhill	Gentoo		Open Space SNCI -40%	Site lies within a Wildlife Corridor and the Great North Forest Masterplan is still enforceable. In light of on going discussion with Gentoo, lower density housing would be achievable on the site. UDP allocated site.							20	20	20	20		0	80	0				Y (6-10 years)		Site is owned by gentoo but is not within the current redevelopment programme. SNCI open space							
91	Southwick Primary School	Clarence Street	4L	1.80	56			B		ISHL	Sunderland North	North	Southwick	Council		Archaeological Site Open Space	The Primary school closed September 2009, the site is available for development.															56	0	0			Y (1-5 years)		Revised site details, potential access issues					
92	Land adjacent, Monkwearmouth College, Swan Street	Swan Street	5N	0.69	28		16/07/10	B	10/00229/OUT	OUT	Sunderland North	North	Southwick	Sunderland College			Outline approval for 28 dwellings granted 16/07/2010																28	0	0			Y (1-5 years)		Site designated for community and educational priority				
101	Kidderminster, Land east of Hylton Lane	Downhill	3I	2.86	144			G/B	05/04020/SUB	UDP	Sunderland North	North	Redhill	Gentoo		SNCI Open Space Archaeological Site	Extra Care homes development is being considered. Given the prominent plateau of the site, the scale and massing must be considered.																94	0	0			Y (1-5 years)		The site is currently part of the Extra Care programme.				
104	Carley Hill School, Emsworth Road	Emsworth Road	3L	4.20	100			B		UDP	Sunderland North	North	Southwick	Council / gentoo		Open Space Archaeological Site	Part of the site fronting Carley Hill Road was sold (Feb 2009) to Gentoo.							25	25	25	25		75	25	0			Y (1-5 years)		focused upon the potential impact on the Strategic Road Network (SRN) of the potential SHLAA sites. The Agency requires that the traffic impact of new developments should be safely accommodated on the SRN and these measures be brought forward in parallel with proposed housing development.								
102	Southwick Phase 3-5		3L	9.94	199	128	02/09/09 16/01/08	B	09/03758/FUL, 08/02559/FUL, 10/01995/FUL	u/c	Sunderland North	North	Southwick	Gentoo		Open Space	Site within the short term Gentoo renewal programme. Erection of "Grace House" Children's hospice on part of site.																	31	20	20			Y (1-5 years)		New application for additional 78 units on site.			
120	St Hilda's Church, School and adjacent land		4L	0.62	24			B		Developer Interest	Sunderland North	North	Southwick	Private/Council		Archaeological Site	Site includes school playing fields, which will require consent from Sport England for release. The area is a community and environmental priority area.																	0	24	0			Y (6-10 years)		Availability of site is uncertain, current development plan policy is for school playgrounds, community uses and church need to be overcome.			
121	Newcastle Road Baths	Newcastle Road	4M	0.74	30			B	Fulwell	Developer Interest	Sunderland North	North	Fulwell	Council private			Site and adjoining land marketed for mixed uses including residential summer 2011.																			30	0	0			Y (1-5 years)		Site to be marketed for a variety of uses including residential	
154	Seaburn Camp, Whitburn Road	Whitburn Rd	2N	11.86	144			G		Developer HADPD	Sunderland North	North	Fulwell	University of Sunderland & Council			Residential development expected after the development of the amusements and tied in with the site allocations document. Larger family low density homes expected. This is a tourism area, a wildlife corridor and the site is subject to the Great North Forest proposals.																				30	0	0			Y (6-10 years)		The site is within flood zone 1, but subject to surface water flooding. The Highways Agency focussed upon the potential impact on the Strategic Road Network (SRN) which includes the A19, A690, A1231, A182, A1(M) of the potential SHLAA sites. The Agency requires that the traffic impact of new developments should be safely accommodated on the SRN and these measures be brought forward in parallel with proposed housing development. Extensive and high quality greenspace expected throughout the site with links to external areas.
161	Dovedale Road, land at	Dovedale Road	2M	0.38	12			G		Developer	Sunderland North	North	Fulwell	Council																						12					Y (6-10 years)		Possible junction spacing issues, frontage development may be more appropriate.	
175	Fulwell Quarry East, land at Bell House Road	Bell House Road	3L	4.94	160			G		UDP	Sunderland North	North	Southwick	Council		Existing Open Space Archaeological Site	Previous Industrial Use, Archived landfill, nature reserve, wildlife corridor																	0	60	100			Y (6-10 years)		Landfill on part of site, archeological remains, access issues, ownership issues, restrictive covenant, possible methane on site.			
198	All Saints House, Portobello Lane	Portobello Lane	4M	0.46	21			B		OB	Sunderland North	North	St Peters	Private		Archaeological Site																		0	21	0			Y (6-10 years)					
211	36 to 38 Roker Avenue	Roker Avenue	4N	0.28	24		15/09/06	B	03/01714/LEG (expired)	ISHL	Sunderland North	North	St Peters	Private																				0	24	0			Y (6-10 years)					
214	Redcar Road, land at	Redcar Road	3K	0.89	24			G		ISHL	Sunderland North	North	Redhill	Sunderland College		Open Space / Community Garden																		0	0	0	24		N	N	Site not developable as allocated for community facilities	Delivery of community facilities dependant upon availability of capital funding		

Site Ref.	Site Name	Street	Map Ref.	Area (HA)	Site Capacity	Houses Complete	Approval Date	Greenfield/Brownfield	Planning History	Status/Source	LDF Sub Area	ARF Name	Ward	Site ownership	Category 1	Category 1 & 2 (there are no category 1 sites)	General Site Comments	Anticipated Annual Completion rates 1-5 years					6-10 years Supply					11-15 years Supply					Capacity breakdown					2011 Update comment				
																		2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not developable		is currently deliverable	is the site developable	Comments from Stakeholders Consultation Event	
Central Sunderland																																										
18	42 to 45 Nile Street	Nile Street	5N	0.06	23		24/09/2007, 25/09/2010	B	07/02667/FUL, 10/01432/EXT1	FUL	Sunderland South	East (Central Sunderland)	Hendon	Private			New Planning permission extension replaces App No. 07/02667/FUL														23	0	0				Y (1-5 Years)		Replacement extension for planning permission to 2012			
36	4-8 Villiers Street	Villiers Street	5N	0.09	34		01/03/07	B	06/02424/LEG (expired)	Developer	Sunderland South	East (Central Sunderland)	Hendon	Private															34						Y (6-10 years)							
37	24-26 Stockton Road	Stockton Road	6M	0.17	24		01/04/07	B	06/05264/LEG Expired	Developer	Sunderland South	East (Central Sunderland)	St Michaels	Private															24						Y (6-10 years)							
40	187-193 High Street West	High Street West	5N	0.10	16		12/02/09	B	05/02925/FUL Expired, 08/04298/FUL	Developer	Sunderland South	East (Central Sunderland)	Hendon	Private			60 bed hotel, 16 two bedroom apartments and retail units.														16						Y (6-10 years)		Mixed use - 60 bed hotel, 16 apartments and retail units.			
43	178-185 High Street West	High Street West	5N	0.14	62		01/03/07	B	08/00905/SUB	uc	Sunderland South	East (Central Sunderland)	Hendon	Private																						Y (1-5 years)		Mixed use development				
44	The Bunker, Stockton Road	Stockton Road	6M	0.06	19		04/07/07	B	07/02000/FUL Expired	FUL	Sunderland South	East (Central Sunderland)	St Michaels	Private																19						Y (6-10 years)						
64	Farringdon Row phase 1	Farringdon Row	5M	1.20	0		08/02/08	B	07/03279/FUL	FUL	Sunderland South	East (Central Sunderland)	Millfield	Council			New justice centre will be developed on the upper southern section of the site to accommodate the relocated Gillbridge Magistrate's courts. Site extends to Gill Bridge with a possible drainage pond.																					N	N	The Highways Agency focussed upon the potential impact on the Strategic Road Network (SRN) which includes the A19, A690, A1231, A182, A1(M) of the potential SHLAA sites. The Agency requires that the traffic impact of new developments should be safely acc.		
66	15-18 Hudson Road (West Sunnyside)	Hudson Road	6N	0.07	20			B	03/01793/OUT, 07/04646/SUB Refused	Developer Interest	Sunderland South	East (Central Sunderland)	Hendon	Private			Site refused planning permission Sept 07 for 30 apartments on design and car parking, this will be resolved by lower densities.																						Y (1-5 years)		Dependant upon the Sunnyside Masterplan	
63	Vaux Brewery (site of)	Gill Bridge Avenue	5M	5.86	320		28/03/07	B	02/02480/OUT Expired	Developer Interest	Sunderland South	East (Central Sunderland)	Millfield	Council/HCA, purchase of site from Tesco February 2011			20% of site possible archaeological site																						Y (6-10 years)		Revised site area and housing capacity, affected by the SSTC corridor	
68	8-12 Murton Street	Murton Street	6N	0.17	45		01/06/07 OUTLINE	B	07/01170/OUT Expired	OUT	Sunderland South	East (Central Sunderland)	Hendon	Private																								Y (6-10 years)		Reduced density due to change in the market.		
77	Holmeside Triangle, Park Lane	Park Lane	6M	4.13	75			B		UDP	Sunderland South	East (Central Sunderland)	St Michaels	Private			Site of over 30 different owners, matter is ongoing.																						Y (11 - 15 years)		Ownership issues	
78	Farringdon Row Phase 2-4	Farringdon Row	5M	4.59	226			B		UDP	Sunderland South	East (Central Sunderland)	Millfield	Council			SNCI on 25% of site																						Y (6-10 years)		Revised site area and housing capacity	
80	Stadium village, Sheepfolds South	Sheepfolds Road	5M	17.70	300			B		UDP	Sunderland North	North (Central Sunderland)	Southwick	Private			Archaeological Site																					Y (1-5 years)		Possible land assembly issues.		
90	Bonnorsfield Saint Peters Wharf Phase 2 and 3	Bonnorsfield Road	5M	1.53	350		Decision pending	B	08/01368/OUT, 09/02932/SCO	ISHL	Sunderland North	North (Central Sunderland)	St Peters	Private			Grade II Listed Building Archaeological Site Non - Designated Open Space Flood Risk 2+3																						Y (1-5 years)		NLP drafting consultation framework for a new Master Plan for the area including an extended University campus, including the proposed World Heritage site	
157	Crowtree Leisure Centre	Crowtree Road	6M	1.13	50			B		Developer	Sunderland South	East (Central Sunderland)	Millfield	Council			Development of the site is dependant on a commercial scheme to extend the Bridges, scheme includes 50 apartments to be delivered after 2010 depending on the market. Education concerns re cumulative effect of this and surrounding schemes - possible new school or expansion of existing schools. Education and School capacity, Vehicular Access and car parking restraints																							Y (6-10 years)		Site linked to the redevelopment of Holmeside. Revised site comments, restricted vehicle access
162	High Street East, land at	High Street East	5N	0.28	14			B		Developer	Sunderland South	East (Central Sunderland)	Hendon	Council			There are Physical problems - NWL pumping station, conservation area.																						Y (6-10 years)		Site is within the setting of the potential World Heritage Site and could affect the candidate WHS.	
166	Numbers Garth and Former School, Russell Street	Russell Street	5N	0.60	20			B		Developer	Sunderland South	East (Central Sunderland)	Hendon	Council			Load bearing capacity poor, access constraints on the site - adjacent to the Sunderland Strategic Transport Corridor, air quality issues																						Y (6-10 years)		Possible use of site for extended University Campus	
185	Wearmouth Hall site, Chester Road, land to rear of existing - Whamcliffe Street	Whamcliffe Street	6M	0.38	19			B		Developer	Sunderland South	East (Central Sunderland)	Millfield	University of Sunderland			Concern about cumulative effect of this and surrounding housing schemes may result in extra school places, the need to consider \$106 funding for any extra places. The site is subject to the University Master Plan.																						Y (6-10 years)		Access issues	

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																		2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently deliverable			the site is developable	the site is developable
Central Sunderland																																									
450	194 - 197 High Street West	High Street West	5N	0.05	12		16/02/2011	B	11/00507/SUB	FUL	Sunderland South	East Sunderland	Hendon	Private			CoU to provide 2 office units at ground floor and 12 residential units on ground, first and second floors and to include external alteration														12	0	0			Y (1-5 years)		CoU to provide 2 office units at ground floor and 12 residential units on ground, first and second floors and to include external alteration			
					1953															0	12	80	60	311	370	321	247	107	138	53	138	37	0	0	568	1183	228	280	81		

Site Ref.	Site Name	Street	Map Ref.	Area (HA)	Site Capacity	Houses Complete	Approval Date	Greenfield/Brownfield	Planning History	Status/Source	LDF Sub Areas	ARF Name	Ward	Site ownership	Category 1	Category 1 & 2 (where are no Category 1 sites)	General Site Comments	Anticipated Annual Completion Rate %					6-10 years Supply					11-15 years Supply					Capacity breakdown					Comments from Key Stakeholders Consultation Event	2011 Comment		
																		2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable			Is the site deliverable	Is the site developable
Washington																																									
55	West of Burtree Cambrian Way	Cambrian Way	8C	0.43	17	14	02/07/10	G	10/01744/SUB	UC	Washington	Washington	Washington Central	Keepmoat Homes Ltd, Queensbury Design Ltd			Variation of condition attached to application 10/01744/SUB; modification of rear and side boundaries.	3															3	0	0			Y (1-5 years)		Under Construction 14 houses complete March 2011	
56	High Usworth School	Well Bank Road	4D	2.92	109	20	13/12/06	B	07/05054/VAR	UC	Washington	Washington	Washington West	Council			Site is not in an area for further investigation.	15	15	30	29												89	0	0			Y (1-5 years)		Under Construction 20 houses complete	
57	George Washington Hotel land adjacent to Stone Cellar Road	Stone Cellar Road	4C	0.80	16		01/01/08	G	07/04649/FUL	UC	Washington	Washington	Washington West	Private			On the edge of the greenbelt, 75% of the site is open space (allotment and community gardens). The site is subject to a Tree Preservation Order.	16																				Y (1-5 years)		Under construction March 2012	
71	Cape Insulation Barmston Road	Barmston Road	7F	7.97	150	27	19/10/2011 06/10/2011 20/02/2009	B	11/02275/FUL 11/02276/VAR 08/03987/REM	UC	Washington	Washington	Washington East	Private Barratt Homes North East			This is a mixed use development of employment land and housing, reserved matters consent granted February 2009. Site under construction April 2011	23	30	30	30	10																	Y (1-5 years)		Removal of condition (construction of 5,000sq.ms. Of employment floor space before the 50th house has been sold). Site under construction 27 units completed.
98	Ayton Primary School, Gold Crest Road	Goldcrest Road	7B	1.58	40			B		ISHL	Washington	Washington	Washington South	Council			Site is subject to a development brief, anticipated to be marketed late 2011, options for executive housing.																					Y (1-5 years)		Revised site comments, development brief available.	
124	Glebe Centre	Glebe Village	6D	2.63	100		02/07/08	B	09/02871/FUL, 08/01300/FUL, 07/003488/FUL	FUL	Washington	Washington	Washington Central	Private/Gentoo			Site is currently part of the ECI programme.																					Y (1-5 years)		Extra Care Home for 125 apartments at pre-application discussion, possible stopping up of existing highway, pedestrian footbridge / walkway to the Galleries.	
177	Former Usworth Comprehensive School Site A Station Road	Station Road	4D	3.91	89			B	OB		Washington	Washington	Washington West	Council																							Y (1-5 years)		Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed.		
248	Emerson House Emerson Road	Emerson Road	8B	3.88	125			B	11/03181/OUT, 00/01905/FUL(R refused)	OB	Washington	Washington	Washington South	Private																							Y (1-5 years)		Possible junction spacing issues		
249	Galleries Car Park adj to Asda	The Galleries	6C	1.20	30			B	OB		Washington	Washington	Washington Central	Private			Concerns over noise and air quality. Possible need to extend existing school provision																						N	N	Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed.
250	B & Q Warehouse (former), Armstrong Road	Armstrong Road	5C	0.73	20			B	OB		Washington	Washington	Washington West	Private			Site allocated for Business Use.																					N	N	not suitable due to location and adjacent uses. Washington SWT will be reviewed 2010 - 2015 when	
252	Hastings Court	Hastings Court	5E	0.80	20			B	OB		Washington	Washington	Washington North	Gentoo			Part of site designated open space 30%																					Y (6-10 years)		Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed. Pedestrian desire line across the site, potential stopping up required and / or incorporate into the site layout	
258	Albany Park, Spout Lane	Spout Lane	5D	2.05	70			G	Developer		Washington	Washington	Washington West	Private																							Y (1-5 years)		Open space. Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed.		
263	Springwell Volker Stevin	Springwell Road	4B	1.80	60		02/02/11	B	10/03294/FUL	UC	Washington	Washington	Washington West	Private Volker Stevin, Taylor Wimpey NE Ltd				15	15	30																		Y (1-5 years)		Employment land, archaeological site and Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed. Demolition of industrial units and construction of 60 dwellings and garages with associated landscaping and access from Springwell Road. Site under construction.	
269	Blue House Fields Springwell Road	Springwell Road	5B	7.53	115			G	Developer		Washington	Washington	Washington West	Private			The cumulative effect of housing development in the area could result in extra school places and the need to consider S106 funding. There is an archaeological site to the north which covers approx 20% of site																					N	N	Greenbelt and Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed.	
270	Mount Lodge, Mount Lane	Mount Lane	5B	4.77	72			G	Developer		Washington	Washington	Washington West	Private			The cumulative effect of housing development in the area could result in extra school places and the need to consider S106 funding. There is an archaeological site to the north which covers approx 20% of site.																					N	N	Greenbelt	

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																		2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable			Is the site deliverable	Is the site developable	
Washington																																										
276	North Hylton	Washington Road	3H	22.20	333			G		Developer	Washington	Washington	Washington North	Private		Green Belt	Site is in the Greenbelt and has flooding problems. Concerns about crossing the Washington Highway. The cumulative effect of housing development in the area could result in the need for extra school places. S106 funding may be required to provide for any additional school places.																	0	0	0		333	N	N	Greenbelt	
287	Wilden Road Pattinson - Station Road	Station Road	7F	5.26	80			B		Developer	Washington	Washington	Washington East	Homes and Communities Agency			Existing and occupied industrial estate, potential ownership or lease problems. Education concerned that there may be a need to extend existing provision.																		0	0	0		80	N	N	Site identified within the Employment Land Review 2009 for retention for employment purposes rather than release for housing. Designated in UDP for Employment land. Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed.
288	East of Pattinson Road and South of Sewage Works Site 2, land to	Pattinson Road	7F	2.13	45			G		Developer	Washington	Washington	Washington East	Private			Site is within the Greenbelt and has consent for industrial development. Site is to be retained following information from the Sunderland Employment Land Review (September 2009). Sewage works on the site, could be subject to contamination due to previous land uses																		0	0	0		45	N	N	Greenbelt. Dependent on greenspace and employment land reviews, GNF and wildlife corridor
298	Usworth House Farm, land at	Peareth Hall Road	4C	26.91	403			G		Developer	Washington	Washington	Washington West	Private		Greenbelt	The cumulative effect of housing development in the area may result in extra school places and the need to consider S106 funding for any extra school places. There is an archaeological site to the north of the site - approx 20% of site area.																		0	0	0		403	N	N	Greenbelt
299	Peareth Hall Farm, Peareth Hall Road	Peareth Hall Road	4C	2.83	45			G		Developer	Washington	Washington West	Private		Greenbelt and Grade II listed buildings on site		Cumulative effect of housing development may result in a requirement for extra school places and the need to consider S106 funding for any extra school places. The site is subject to TPO 22.																		0	0	0		45			Greenbelt
300	Springwell Trust meeting house, Peareth Hall Road	Peareth Hall Road	4C	0.89	24			B		Developer	Washington	Washington	Washington West	Private		Greenbelt	Cumulative effect of this and other areas surrounding Springwell Village means from an educational perspective a possible new school will be needed. Site is archived landfill.																		0	0	0		24	N	N	Greenbelt, Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed.
353	Usworth House Farm, land at Highbury Avenue	Highbury Avenue	4C	14.75	221			G		Developer	Washington	Washington	Washington West	Private		Greenbelt	Site within the Green Belt. The cumulative effect of this site and other areas surrounding Springwell Village means a new school may possibly be needed. Site affected by TPO 22																		0	0	0		221	N	N	Greenbelt
354	Warren Lea, land rear of - Springwell Road	Springwell Road	4B	0.82	25			G		Developer	Washington	Washington	Washington West	Private		Greenbelt	Site within the Green Belt. The cumulative effect of this site and other areas surrounding Springwell Village means a new school may possibly be needed. Site affected by TPO 22																		0	0	0		25	N	N	Part of site is within the Greenbelt, Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed.
359	Former Usworth Comprehensive School Site B	Stone Cellar Road	4D	3.91	110			B		Developer	Washington	Washington North	Washington west	Council / Private			Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed.																	0	70	50				Y (6-10 years)		
364	Pattinson land south of	Pattinson Road	7E	6.30	95		06/01/2011	G	10/03726/HYB	UC	Washington	Washington East	Hellens Development Limited	Private			Full approval for a hybrid application including 95 residential units and retail																		95	0	0				Y (1-5 Years)	
369	Units 1-22 Swan (North) Industrial Estate	Edison Road	7E	0.53	22			B		Developer	Washington	Washington	Washington East	Private			The cumulative effect of housing development in the area may result in the requirement for extra school places and the need to consider S106 funding for any extra school places																		0	0	0		22	N	N	Employment land. Site occupied

Site Ref.	Site Name	Street	Map Ref.	Area (HA)	Site Capacity	Houses Complete	Approval Date	Greenfield/Brownfield	Planning History	Status/Source	LDF Sub Areas	ARF Name	Ward	Site ownership	Category 1	Category 1 & 2 (there are no Category 1 sites)	General Site Comments	Anticipated Annual Completion Rate %										Capacity breakdown										2011 Comment					
																		2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable		Is the site deliverable	Is the site developable	Comments from Key Stakeholders Consultation Event		
Washington																																											
370	23 Edison Road (works depot), Swan Industrial Estate	Edison Road	7E	0.32	16			B		Developer	Washington	Washington	Washington East	Private			The cumulative effect of housing development in the area may result in the requirement for extra school places and the need to consider S106 funding for any extra school places																		0	0	0		16	N	N	Employment land. Site occupied	
401	East of Sulgrave Road, land at	Sulgrave Road	5F	11.97	180			G		Public Suggestions	Washington	Washington	Washington North	Private		SNCI and Greenbelt																		0	0	0		180	N	N	Greenbelt, ownership constraints		
402	Crowther Industrial Estate, land at	Brockwell Road	7B	8.15	123			B		Public Suggestions	Washington	Washington	Washington West	Private			Previous industrial use and small archaeological site.																	0	0	0		123	N	N	Employment land, ownership constraints. The highways impact will be greater than 30 two way trips - further assessment of potential impacts required.		
404	West of Waterloo Road (Sulgrave Industrial Estate) land to	Waterloo Road	4E	3.04	45			G		Public Suggestions	Washington	Washington	Washington North	Private		Site within Flood zone 2 & 3a from the Usworth Burn and designated open space	The site is affected by TPO 87																	0	0	0		45	N	N	Employment land, ownership constraints. Site occupied Flood Risk	Revised site comments	
405	Green Belt Land at Golf Course (George Washington Hotel) - Stone Cellar Road	Stone Cellar Road	3D	18.75	280			G		Public Suggestions	Washington	Washington	Washington West/ Washington North	Private		Greenbelt and designated open space	The cumulative effect of housing development in the area may result in the requirement for extra school places and the need to consider S106 funding for any extra school places																	0	0	0		280	N	N	Greenbelt		
406	Bentall Business Park, land at	Tower Road	5E	4.41	66			B		Public Suggestions	Washington	Washington	Washington North	Private			A waste site is included in this site																	0	0	0		66	N	N	Employment land, landfill site possible contamination and stability issues need to be investigated		
407	Milton Mount Springwell	Mount Lane	4B	11.76	176			G		Developer Interest	Washington	Washington	Washington West	Private		Greenbelt and archaeological site	The cumulative effect of housing development in the area may result in the requirement for extra school places and the need to consider S106 funding for any extra school places																	0	0	0		176	N	N	Greenbelt issue has to be resolved through the LDF Core Strategy process, landfill site possible contamination and stability issues need to be investigated	Green Belt Issue	
408	North and Rear of Windsor Terrace	Windsor Terrace	4B	1.77	27			G		Owner	Washington	Washington	Washington West	Private			The development of the site will be dependant upon the designation of the greenbelt and master planning of sites including 263 & 72. The cumulative effect of housing development in the area may result in the requirement for extra school places and the need to consider S106 funding for any extra school places																		0	0	0		27	N	N	Greenbelt issue has to be resolved through the LDF Core Strategy process, landfill site possible contamination and stability issues need to be investigated	Green Belt Issue
415	Uplands Way, Land to North	Uplands Way	4B	1.99	45			G		Developer	Washington	Washington	Washington North	Private		Green Belt Archaeological Site Major settlement break, open countryside	Green Belt Archaeological Site Major settlement break, open countryside																	0	0	0		45	N	N	Green Belt Major settlement break, open countryside	Green Belt New Site	
418	Low Mount Farm, Springwell	Springwell Lane, Springwell	3B	1.19	35			G/B		Developer	Washington	Washington	Washington North	Private			Greenbelt, former landfill site, previous industrial use																	0	0	0		35	N	N	Green Belt former landfill site	Green Belt, New Site	
424	Stoney Lane, Springwell	Stoney Lane	4C	7.03	110			G		Developer	Washington	Washington	Washington North	Private			Green Belt Archaeological Site Major settlement break, open countryside																	0	0	0		110	N	N	Green Belt	Green Belt New Site	
427	Tilley Road, Crowther IE	Crowther Industrial Estate	6B	4.96	70			B		Developer	Washington	Washington	Washington South	Private			Part of major industrial area																	0	0	0		70	N	N	Part of major industrial area	New Site	
442	Willow Close	Emmerson Tce		0.32	10			G		Developer	Washington	Washington	Washington South	Gentoo			Open Space, Playing Fields							10									0	10	0					Y (6-10 years)	Open space playing fields	New Site	
453	Silverstone West	Silverstone Road		0.45	10	12/03/08		G	07/05335/FUL	Developer	Washington	Washington	Washington North	HCA			Greenfield site incorporating Tree Belt, possible noise attenuation issues from Northumberland Way A183																	0	10	0					Y (6-10 years)	Noise issues from Northumberland Way, Tree Belt.	Site allocated for B1 uses offices, light industry, R&D, and open space to south of site. Site marketed since 2008
454	Teal Farm Plateau	Pattinson Road		2.80	83			B	11/03442/FUL (decision pending 12/12/11)	Developer	Washington	Washington	Washington North	Private																			65	18	0					Y (1-5 years)		Application for 83 family homes, decision pending 12/12/2011	
					3712	61													72	60	205	219	175	123	59	30	30	30	20	30	0	0	0	731	272	50	0	2608					

Site Ref.	Site Name	Capacity breakdown				Not currently developable	Is the site deliverable	Is the site developable	Comments from Stakeholders Event	Key Consultation	2011 Update Comment
		Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15						
Sunderland South											
23	The Oaks	4	0	0			Y (1-5 Years)		Under construction	Under construction 6 houses complete	
42	Former Bus Depot, Toward Road	20	0	0			Y (1-5 Years)		Under construction	Under construction	
45	Toward Road Service Station	0	40	0				Y (6-10 years)			
46	Angram Drive, Grangetown	8	0	0			Y (1-5 years)		Under construction	Under construction 11 complete 03/11	
52	Doxford Park Phase 3	-25	152	0			Y (1-5 years)			Under construction, includes 90 Extra Care homes	
53	Land rear of Thorney Close Club, Thorndale Road	0	30	0				Y (6-10 years)			
54	Former Eagle Public House, Portsmouth Road	16	0	0			Y (1-5 years)				
62	Ryhope and Cherry Knowles Hospital	170	300	300			Y (1-5 years)		The Highways Agency have focussed upon the possible impact of the potential SHLAA sites on the Strategic Road Network (SRN). The Agency requires that the traffic impact of new developments should be safely accommodated on the SRN and these measures be brought forward in parallel with proposed housing development.	Ryhope- Doxford Park Link road required. A new hospital and hospice will be integrated into the development.	
67	R and J Smith Motors Limited, Pallion Road	0	16	0				Y (6-10 years)	Outline Planning Permission has expired, surrounding land uses possible bad neighbours.		
70	The Forge, Pallion	66	0	0			Y (1-5 Years)			Outline planning application for 66 dwellings approved 03/2010, creation of new access from Neville Road.	
81	Chapel Garth site part	70	200	200	180		Y (1-5 Years)		Open space must be protected. Low density high value housing expected within the housing mix.		
82	Clinton Place	0	80	0				Y (6-10 years)	Mixed use development site		
84	Priestman Court land at	0	12	0				Y (6-10 years)			
85	Groves, Woodbine Terrace	100	300	250			Y (1-5 years)		The Highways Agency focussed upon the potential impact on the Strategic Road Network (SRN) which includes the A19, A690, A1231, A182, A1(M) of the potential SHLAA sites. The Agency requires that the traffic impact of new developments should be safely accommodated on the SRN and any measures be brought forward as required and agreed.	Revised site area and housing capacity, site alignment with the SSTC Corridor. The submission of an outline planning application in 2012 is under consideration.	
93	North Moor Lane	35	30	0			Y (1-5 Years)		UDP-open space, mixed use and housing.	Within the first phase of SLIP	
94	Grindon Hall Christian School, Nookside	0	39	0				Y (6-10 years)			
95	Thorney Close Primary School, Torquay Road	0	30	0				Y (6-10 years)	Discussion on possible replacement community facility on site		
96	Felstead School, Fordfield Road	176	0	0			Y (1-5 years)			Revised site area and housing capacity. Full approval for 176 extra care units May 2011. Site to be developed by FHM working with and for Housing 21.	
100	Ryhope Village	137	43	0			Y (1-5 years)		Revised gentoo renewal programme (Net residential figures)	Revised site area and housing capacity	
106	High Ford Estate, Flodden Road	130	155	0			Y (1-5 years)			Site ownership changed now Gleeson Homes. Issues concerning stopping up of the highway and viability.	

Site Ref.	Site Name	Capacity breakdown				Not currently developable	Is the site deliverable	Is the site developable	Comments from Stakeholders Event	Key Consultation	2011 Update Comment
		Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15						
Sunderland South											
107	Pennywell phases 2 to 6	60	42	0			Y (1-5 years)			Redevelopment of Pennywell - Phase 2 - Erection of 102 dwellings consisting of 8no 2bed bungalows, 30no 2bedroom houses, 40no 3bed houses, 12no 2bed apartments and associated works, including hard and soft landscaping and formation of new junction and other infrastructure works to Chester Road and stopping up of existing highway and footpaths. Application withdrawn due to uncertainty of Kickstart 2 funding from central government.	
117	Dawson and Usher works Hendon	0	32	0			Y (6-10 years)		Employment land allocation.	Site development put back due to changes in the market	
118	Belford House, Ashcroft and Belford Close	10	0	0			Y (1-5 years)			Development brief available	
145	Burdon Road and Burdon Lane Site 11, land between	0	30	94			Y (6-10 years)			Ryhope- Doxford Park Link road required.	
147	Greenway House, Nookside	35	0	0			Y (1-5 years)			Mature trees to be retained.	
152	Burdon Village, Burdon Lane	0	0	0		55	N	N	Not suitable due to sustainability constraints and situated within the greenbelt		
156	Ex North Block, Stockton Road	0	28	0			Y (6-10 years)		There is no information concerning ownership, site includes open space issues		
159	Sportsman's Arms, land adjacent to Durham Terrace, Silksworth	0	12	0			Y (6-10 years)				
160	East of Silksworth Lane - Dene Street	0	32	0			Y (6-10 years)				
163	Amberley Street and Harrogate Street, land at - Mowbray Road	0	115	0			Y (6-10 years)		Site is within the Back on the Map ownership and area	Potential development by Tees Valley Housing Association	
168	Burleigh Garth, Prospect Row	0	36	0			Y (6-10 years)				
169	Covent Garden, Cork Street	0	12	0			Y (6-10 years)			Development of site is dependent upon funding which is not available	
171	Former Pallion Station site	0	0	0		16	N	N	Designated open space		
183	Ashburn House, Ryhope Road	26	0	0			Y (1-5 years)		The site has some listed buildings which will be retained and is within a conservation area	The University is undertaking a review of its land portfolio.	
186	University Precinct, Chester Road	0	40	0			Y (6-10 years)			Change in market, University undertaking a review of the land portfolio.	
188	Clanny House, Peacock Street West	0	80	0			Y (6-10 years)		Ownership Issues		
216	Hendon Sidings, Sunderland	0	0	0		370	N	N	This site needs to be discussed in conjunction with possible redevelopment of the Port. Site bisected by railway line, restricts development opportunities. Site will be affected by the SSTC road links to the Port	Revised site comments	
217	The Port	0	0	0		1335	N	N	The site is within the tidal flood zone 3b and not developable for housing (Environment Agency Dec 09). Access issues, possible contamination, policy constraints.	Revised site comments	

Site Ref.	Site Name	Capacity breakdown				Not currently developable	Is the site deliverable	Is the site developable	Comments from Stakeholders Event	Key Consultation	2011 Update Comment
		Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15						
Sunderland South											
218	Littlewoods Home Shopping Group, land adj to - Commercial Road	0	0	0		23	N	N	Access issues, policy constraints, employment land, within HSE zone 3		
224	Deptford works, Pallion New Road	0	90	66				Y (6-10 years)	The Highways Agency focussed upon the potential impact of SHLAA sites on the Strategic Road Network (SRN). The Agency requires that the traffic impact of new developments should be safely accommodated on the SRN and these measures be brought forward in parallel with proposed housing development.		
225	Former Shipyard, Pallion New Road	0	100	150				Y (6-10 years)	The Highways Agency focussed upon the potential impact on the Strategic Road Network (SRN). The Agency requires that the traffic impact of new developments should be safely accommodated on the SRN and these measures be brought forward in parallel with proposed housing development.	Revised site comments and affects from new bridge proposals and bridge alignment	
277	Burdon Road and Burdon Lane, Site 6, land between	0	180	240	480			Y (6-10 years)	Site development dependant on the development of the western link road.		
278	Burdon Road and Burdon Lane, Site 3, land between	50	145	240	165			Y (6-10 years)	Site development dependant on the development of the western link road.		
279	Bede Centre and surrounding land, Durham Road	0	0	0		135	N	N	Not currently available, school is in use. Not suitable due to access and highways issues		
286	Woodbine Terrace/ Ditchburn Terrace, land north	0	65	0				Y (6-10 years)	Access issues, possible contamination	Revised site comments and affects from new bridge proposals and bridge alignment.	
292	Lisburn Terrace Site 2, land at	90	150	53				Y (1-5 Years)	Mixed use development expected on this site, majority will be family housing on site. Site subject to pre-application discussion with St Modwen for mix of housing totalling 311 units, the majority 2/3/4 bed family housing and 1/2 bed apartments. Office	Revised site comments and capacity due to new planning application	
294	Paper Mill, Commercial Road	118	182	0				Y (1-5 years)	NEDL say maybe affected by HV network in this eastern part of Sunderland. Site is currently employment land	New Planning permission for 300 dwellings and 6000 ms of commercial floorspace August 2010.	
296	Allotment Site Lincoln Avenue	0	0	0		32	N	N	Not suitable, designated open space and allotment, need to be protected		
302	Hylton Bank, land at	0	22	0				Y (6-10 years)			
303	Ryhope Street, land at back of	0	0	0		28	N	N	Listed buildings, allotments and pigeon crees.		
324	Durham Road and Tudor Grove, land east of	0	0	0		60	N	N	Visual intrusion onto landscape	February 2012 designated scheduled Ancient Monument	
334	Holy Cross Home, Ettrick Grove	0	0	0		30	N	N	Care home and local landmark		

Site Ref.	Site Name	Capacity breakdown				Not currently developable	Is the site deliverable	Is the site developable	Comments from Stakeholders Event	Key Consultation	2011 Update Comment
		Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15						
Sunderland South											
342	Mill Hill, Land at Silksworth Lane	90	78	0			Y (1-5 years)		Suitability feasible. At least 1/3 of site kept as open space by developer may be appropriate		
348	Ryhope Road, land west of	0	0	0		245	N	N	Site within an important settlement break, many environmental constraints		
355	Rushford Phase 2, Burdon Road and Burdon Lane, Site 9, land between	0	150	77				Y (6-10 years)	Developer is required to provide 10% affordable housing on a 75% social / 25% intermediate split. Contributions required to the a) Ryhope - Doxford Link Road, b) multi-user route, c) Primary school provision, d) SUDs, e) local park and recreational space, f) new allotment within Regent Park. The Ryhope/Doxford Link Road is likely to be realigned further west, the effect of this change will increase the housing area to the east whilst preserving the amount for open space. 11/02474/FUL application withdrawn pending archaeological surveys 18/11/2011. 10/03941/OUT, decision pending, no start on site.		
356	Burdon Road/Hall Farm Road, land at	50	80	0			Y (1-5 years)		Site suitable for "executive housing" site due to accessibility to key employment areas, A19, schools, high quality of site and surroundings. Possible planning application to be submitted. Net developable area 8 ha to allow for enhanced levels of on-site landscaping.		
366	Hastings Hill Farm, Foxcover Road	0	0	0		14	N	N	Ancient monument and greenbelt		
374	Farringdon Police Station, Primate Road	0	47	0				Y (6-10 years)	UDP mixed use site - would need amendment to allow for housing		
380	Grangetown Autos, East side of Ryhope Road	0	0	0		25	N	N	Employment / mixed use allocation, access issues		
384	Hunters Lodge, Silksworth Close	0	7	0				Y (6-10 years)	50% open space needs protecting. Change of use required	Outline application for 7 town houses, withdrawn. Issues in achieving an adoptable highway layout.	
399	West of Portland School, Chapel Garth, land to - Hall Farm Road	0	0	0		11	N	N	Public Open Space		
419	Middle Herrington Farm	0	0	0		150	N	N	Green Belt Archaeological Site Major settlement break, open countryside	New Site, access issues	
426	Willow Farm land to south	80	200	170			Y (1-5 years)		Settlement break, open countryside. Flood risk associated with Ryhope Dene to be avoided. Highways Agency state that the impact on the SRN of the development of this site will require mitigation and be subject to further assessment. The location of the greatest impact being A19/A1018 junction		
431	Pennywell site B	0	55	0				Y (6-10 years)		New Site	
445	Salterfen Land at	0	0	0				N		Mixed Use Site	
446	Builders Yard	0	0	0				N		New Site	
451	Stannington Centre	25	0	0			Y (1-5 years)			New Site	
455	Pallion Industrial Estate	0	0	0		450	N	N		New Site	
		1541	3437	1840	825	2529					

Sites Deleted											
Site Number	Site Name	Address	Area (ha)	Capacity	Greenfield/Brownfield	Planning History	Source/Status	ARF Name	Ward	Constraint	Reason for deletion
2	Lyons Garage, Colliery Lane	Colliery Lane	0.06	25	B	04/01469/REM	Complete	Coalfield	Hetton	Complete	Complete
3	NEEB site of - Station Road, Penschaw	Station Road	7.92	149	B	06/01056/LEG	Complete	Coalfield	Shiney Row	Complete	Complete
4	YMCA site	Lambton Lane	1.15	62	B	07/01517/FUL	Complete	Coalfield	Houghton		Complete
7	Market Place	Market Place	0.09	10	B	06/04554/FUL	Complete	Coalfield	Copt Hill		Complete
8	Saint Cuthbert's Court, Barrington Court	Barrington Court	1.31	44	B	04/02130/LEG	Complete	Coalfield	Copt Hill		Complete
9	Hawthorn Street	Hawthorn Street	1.96	58	B	06/002069/LEG	Complete	Coalfield	Houghton		Complete
10	Chilton Moor Phase 3, Avon Crescent	Avon Crescent	1.45	37	B	11/00106/VAR, 05/04680/LEG, 10/00944/FUL	Complete	Coalfield	Houghton		Complete
11	Windsor Crescent, Racecourse Estate, Hall Lane, "Cherry Tree Gardens"	Hall Lane	2.81	83	B	UC	08/03952/FUL 08/04694/FUL	Coalfield	Coalfield	Site under construction, gentoo owned and developed site.	site merged with site 99
12	Oval Guest House	The Oval	0.10	23	B	06/01963/FUL	Complete	East	Millfield	complete	Complete
14	Bristol Street Motors, West Sunnyside	West Sunnyside	0.23	57	B	04/00822/FUL	Complete	East	Hendon	complete	Complete
15	Brookfield, Ashbrooke Road	Ashbrooke Road	0.55	11	B	05/02829/LEG	Complete	East	St Michaels	complete	Complete
16	The Esplanade	The Esplanade	0.77	38	B	06/04956/FUL	Complete	East	St Michaels	complete	Complete
17	Benedict Building, St Georges Way	Saint Georges Way	0.73	115	B	07/03301/SUB	Complete	East	St Michaels	complete	Complete
20	Warwick Road Garage	Warwick Terrace	0.63	57	B	07/01588/FUL	Complete	Sunderland South	Silksworth	complete	Complete
21	1-25 Tree Court	Tree Court	1.25	44	B	06/04263/LEG	Complete	East	Doxford		Complete
22	Saint Georges House, Saint Georges Square	Saint Georges Square	0.12	10	B	05/03591/FUL	Complete	East	St Michaels	complete	Complete
24	Leonard House, site of - Vane Street "Beckwith Mews"	Vane Street	0.42	40	B	07/04893/FUL	Complete	Sunderland South	Silksworth	complete	Complete
25	Parkhurst Road Swiften Drive	Parkhurst Road	3.95	120	B	06/02115/LEG	Complete	West	St Anne's	complete	Complete
26	Westmoor Engineering, Florida Street	Florida Street	0.33	20	B	06/03772/LEG	Complete	West	Pallion		Complete
27	Washington Village School, Hill Rise	Hill Rise	1.55	47	B	05/03341/LEG	Complete	Washington	Washington Central		Complete
28	Well bank School	Wellbank Road	0.61	25	B	06/04971/FUL	Complete	Washington	Washington West	complete	Complete
29	Moorway Thornhill	Moorway	2.93	96	B	39814	Complete	Washington	Washington West	complete	Complete
30	Cross House Farm, Hetton Road	Hetton Road	0.21	0	B	07/05499/FUL	Complete	Coalfield	Hetton	Complete	Complete
33	John Helen's Depot, "Shaftesbury Park"	Colliery Lane	1.21	46	B	06/03029/REM	Complete	Coalfield	Hetton	Complete	Complete
34	Chilton Moor Phase 3, Avon Crescent	Avon Crescent	1.09	34	B	07/00131/LEG	Complete	Coalfield	Houghton	Complete	Complete
38	12-14 Gray Road	Gray Road	0.30	36	B	07/03655/FUL	Complete	East	Hendon	complete	Complete
39	Scout Hut Ryhope	Ryhope Street South	0.09	11	B	04/02383/FUL	Complete	East	Ryhope		Complete
41	The Stork (site of), Hendon Road	Hendon Road	0.21	11	B	05/02584/LEG	Complete	East	Hendon		Complete
47	Print Centre	Cardwell Street	0.21	35	B	07/00867/SUB	Complete	North	St Peters	complete	Complete
48	South Lodge, South Cliff	South Cliff	0.17	15	B	07/00635/SUB	Complete	North	St Peters	Conservation Area Listed Building Grade II Archaeological Site	Complete
49	Health Centre, Coleridge Road, Castletown	Coleridge Road	0.37	25	B	08/01231/SUB	Complete	Sunderland North	Castle	NHS Trust	Complete 1/10/2011
50	Saint Margaret's Church, Hylton Castle Road	Hylton Castle Road	0.22	12	B	07/04546/SUB	Complete	North	Castle	complete	Complete
51	1, 3 and 5 Tunstall Village Green	Tunstall Village Green	0.17	10	G	07/03865/SUB	FUL	West	Doxford	Archaeological Site	Too Small, site is below threshold
58	Halls garage, Carlton Works - Derwent Terrace	Derwent Terrace	0.09	12	B	07/00901/FUL	Complete	Washington	Washington Central		Complete
59	Site of Middle Close	Middle Close	0.30	13	B	07/03061/FUL	Complete	Washington	Washington East	Complete	Complete
60	19 - 26 Westward Place	Westward Place	0.29	16	B	07/04430/SUB	Complete	Washington	Washington South	Complete	Complete
65	Southmoor Service Station, Westholme Terrace	Westholme Terrace	0.09	6	B		07/04699/SUB Dec 2007	Sunderland South	East		Site too small
72	Land at Warren Lea	Warren Lea	0.17	10	G	06/04552/OUT Expired	Developer	Washington	Washington	Active landfill nearby - Springwell Quarry. On the edge of the greenbelt	Site too small
83	Quarry View School	Saint Luke's Road	6	0.00	B	11/0029/LAP	UDP	West	St Anne's	Part of site has planning permission for new primary school and associated landscaping March 2011	Site to be retained for Community uses Erection of new primary school with associated landscaping, parking and access.
88	Hedworth Terrace Land at	Hedworth Terrace	0.55	28	B	ISHL	Developer	East	Hendon		Already developed as health centre Site deleted due to double counting with site 292
89	Lisburn Terrace Land at	Lisburn Terrace	8.76	247	B		ISHL	West	Pallion	Archaeological Site	Site deleted due to double counting with site 292
103	Castletown Aviary A		2	78	B	09/02977/FUL	Complete	North	Castle	Complete	Complete
104	Castletown Allotments		2.47	37	G		Developer	North	Castle	Allotments	Combined with site 103
108	Harraton	Westward Place	0.24	8	B	07/02840/FUL	Complete	Washington	Washington South	Complete	Complete
109	Glebe Parkway	Parkway	1.64	63	B	07/00348/FUL	Developer	Washington	Washington	Site is currently part of the ECI programme.	Duplicate entry
114	Moor House, Four Lane Ends, "Bramble Hollows"	Four Lane Ends	0.59	50	B	08/03289/FUL	Complete	Coalfield	Hetton	Complete	Complete
116	Former Comrades Club, Fence houses		0.11	18	B		Developer Interest	Coalfield	Houghton		Too Small a site, capacity is too high, below threshold
119	Back Whickham Street	Whickham Street	0.54	36	B		Developer	Sunderland North	North	Archaeological Site	Backland development with poor access

Sites Deleted											
Site Number	Site Name	Address	Area (ha)	Capacity	Greenfield/Brownfield	Planning History	Source/Status	ARF Name	Ward	Constraint	Reason for deletion
122	Doxford House, Warden Law Lane	Warden Law Lane	0.62	10	B	08/02295/LBC refused, 10/01613/MNQ Hotel and restaurant	01/08/08	East	Doxford	The removal of 2 mature trees is required to create an adequate access. Within Silksworth Conservation Area. Site has listed building consent. Application for development of site as proposed hotel and restaurant	Site proposed for Hotel and restaurant
123	Greenway House, Nookside		0.34	14	B/G		Developer	West	St Anne's		Included in site 147
125	Woodlands	Woodlands	0.47	40	B	08/01366/FUL	Complete	Washington	Washington South	complete	Complete
126	Burdon Road and Burdon Lane Site 10, land between	Burdon Lane	6.23	95	G		Developer	East	Doxford	Open Space	Deleted as covered by site 355
127	Burdon Road and Burdon Lane, Site 1, land between	Nettles Lane	3.83	60	G		Developer	East	Doxford	Archaeological Site Non-designated Open Space	Deleted as covered by 278
132	Sheepfolds Road Site 1, land at	Sheepfolds Road	0.18	9	B		Developer	North	St Peters	Open Space Archaeological Site	Site included in site 80
133	Sheepfolds Road Site 2, land at	Sheepfolds Road	0.13	9	B		Developer	North	St Peters	Open Space Archaeological Site	Site included in site 80
135	Sheepfolds Road Site 3, land at	Sheepfolds Road	0.15	9	B		Developer	North	St Peters		Site included in site 80
136	Sheepfolds Road Site 4, land at	Sheepfolds Road	0.05	3	B		Developer	North	St Peters	Grade II Listed Building Archaeological Site	Site included in site 80
137	Palermo Street	Palermo Street	0.24	12	G/B	04/00022/REM erection of 12 terrace houses- Approved	Developer	East	Millfield		Complete
148	Angram Drive	Angram Drive	0.87	19	G	06/00476/FUL demolition to provide 52 dwellings -Refused (Larger than site)	Developer	East	Ryhope		To be developed for other uses, retail warehouse
151	Tavistock Car Park	Tavistock Place	0.48	15	B		Developer	East	Hendon	L/A surface Car Park	Site included in site 396
153	Site of Former Broadway Centre	Springwell Grindon Rd.	7.55	218	B	02/01987/FUL 218 units- approved	Complete	West	St Anne's		Complete
154	Seaburn, Whitburn Road	Whitburn Road	5.59	84	G		Developer	North	Fulwell	Open Space Flood Risk 2 + 3 (approx 10% of site)	Combined with 184 and include the land between. Part of wider seafront Masterplan. Access issues. Flooding from sea. Previous Industrial Use on the site, Tourism, wildlife corridor, Great North Forest
155	Barnes Park Extension	Barnes Park Road	0.11	4	G		Developer	West	St Chad's	Designated Open Space	Too Small
158	Former Orphanage/East CA, Moor Tce	Moor Terrace	0.61	40	B		Developer	Sunderland South	Hendon	Conservation area "Old Sunderland" designated Open Space Grade II Listed building	The site is part of a council disposal programme, mixed residential is expected in the form of extra care housing. A grade II listed orphanage, the building and walls to be retained and restored.
164	Cartwright Road, land at	Cartwright Road	0.22	7	G	Developer	North	North	Castle		Too small
165	Clinton Place	Clinton Place	3.53	86	G		UDP	West	St Chad's	Non- designated Open Space	Site deleted due to double counting with site 82
167	Thorney Close Primary School, Durham Road	Durham Road	0.98	27	B		Developer	West	Barnes	Designated Open Space	Possible replacement community centre on site.
170	High Street, Land at Chapel Garth (full site area), Hall Farm Road	High Street	0.23	12	B		Developer	Coalfield	Hetton		Too Small, site is below threshold
173	Houghton Colliery	Hall Farm Road	58.33	875	G		Developer	East	Doxford	Designated Open Space SNCI	Site included in site 81
174	Houghton Colliery	Newbottle Street	4.44	113	G	09/02295/MNQ	Developer	Coalfield	Houghton	Mixed uses site within UDP for town centre uses and housing. Requires needs assessment, traffic impact assessment possible traffic generation issue.	Planning enquiry for development of site for a supermarket.
176	Sunniside, land at	Sunniside	0.42	16	B		Developer	West	St Anne's	Archaeological Site	Too Small, land stability problems
179	Land at Britannia Terrace/ John Street	Britannia Terrace	4.07	75	B		Developer	Coalfield	Hetton	allotments and open space 100%	Site included in site 128
180	New Lambton Industrial Estate	Lambton Lane	8.35	125	B		Developer	Coalfield	Houghton	Designated open space 30%. Archaeological site 30%. Flood risk 3a 10%	Site included in site 194
182	Sheepfolds Road Site 5, land at	Sheepfolds Road	0.42	21	B		Developer	North	St Peters	Archaeological Site Open Space	Site included in site 80
184	Seaburn, land at - South Bents	South Bents Avenue	4.02	60	G		Developer	North	Fulwell	Designated Open Space	Site included in 154
195	Burdon Road and Burdon Lane, Site 2, land between	Burdon Lane	22.29	335	G		Developer	East	Doxford	Archaeological Site Non-designated Open Space	Site included in site 278
196	Burdon Road and Burdon Lane, Site 5, land between	Burdon Lane	15.07	226	G		Developer	East	Doxford	Non- designated Open Space	Deleted as covered by 277
199	Former Grindon Fire Station, Holborn Road	Holborn Road	0.24	24	B	04/01344/SUB 24 apartments- Approved 00/00124/OUT redevelopment for residential purposes - Approved	Complete	West	St Anne's		Complete
200	90 Coronation Street	Coronation Street	0.19	9	B		ISHL	East	Hendon		Too Small
201	Holly House, Adelaide Place site of	Adelaide Place	0.18	9	B		ISHL	East	Hendon		Too Small
202	Riverside House, Low Street	Low Street	0.12	31	B	03/01786/CON 31 apartments- Approved	ISHL	East	Hendon		New Building completed June 2008

Sites Deleted

Site Number	Site Name	Address	Area (ha)	Capacity	Greenfield/Brownfield	Planning History	Source/Status	ARF Name	Ward	Constraint	Reason for deletion
203	Land at West Wear Street, Sunderland	West Wear Street	0.29	179	B	02/01283/FUL 179 apartments- Approved	Complete	East	Hendon		New Building completed June 2008
204	Site of Thornhill Lodge Nursing Home	Thornhill Park	0.24	28	B	03/00236/FUL 28 apartments- Approved	Developer	East	Hendon		New Building completed May 2008
205	St Michaels Building, 10 Grey Road	Gray Road	0.81	48	B	03/01987/LEG	Complete	East	Hendon		New Building completed June 2008
206	6 Gray Road	Gray Road	0.31	29	B	06/01871/FUL 29 flats- Approved	Complete	East	Hendon		New Building completed June 2008
207	1 and 2 The Cedars	The Cedars	0.17	12	B	03/00556/FUL 12 apartments- Approved	Complete	East	Hendon		Site completed
208	6 The Cedars	The Cedars	0.28	24	B	02/02174/AME 24 apartments- Approved	ISHL	East	Hendon		Complete
209	Toll Bar House, Ryhope Road	Ryhope Road	0.12	25	B	03/01033/FUL provide 25 apartments - Approved	Complete	East	Ryhope		Site completed
210	Fire Station Burdon Road	Burdon Road	0.57	15	B	03/00190/LEG 15 detached dwellings- approved	Complete	West	Silksworth		Complete
212	Seaburn Service Station	Station Road	0.24	27	B	06/00508/FUL 27 flats approved	Complete	North	Fulwell		Complete
213	Bay Hotel, Seaburn Lakeside Gardens,	Whitburn Bends Rd	0.37	32	B	02/01102/LEG 32 flats approved	Complete	North	Fulwell		Complete
215	Station Road	Station Road	0.60	18	G		ISHL	Washington	Washington Central		Site completed
219	1 and 2 The Cedars, land rear of	The Cedars	0.21	12	B	04/01784/SUB 12 apartments- Approved	Complete	East	Hendon		Site completed
220	Former Fire Station, Dun Cow Street	Dun Cow Street	0.37	19	B		OB	East	Millfield		Site to be developed for other town centre uses
226	Pallion Primary School, Waverley Terrace	Waverley Terrace	0.61	17	B		OB	West	Pallion	Designated Open Space (30%)	School buildings now used as a skill centre.
228	Hetton Lyons Industrial Estate	Hetton Lyons Ind	1.160	27	B		Developer	Coalfield	Hetton	Poor access, bad neighbours and is in an industrial estate. There may be a capacity issue for water treatment in this location.	Duplicate site reference
229	Rear of Richard St	Richard Street	0.37	11	B		OB	Coalfield	Hetton		Too small
229	Richard Street, Hetton, Rear of	Richard Street	0.37	9	B		OB	Coalfield	Hetton		Too small
231	Former Eppleton House, Lindsay Street, Houghton	Lindsay Street	0.27	10	B		OB	Coalfield	Hetton		Too Small
232	Mercantile Road, Houghton, land off	Old Durham Road	2.73	62	G		OB	Coalfield	Hetton		Not practical, surrounded by employment land
233	Rainton Bridge Industrial Estate, opposite	Mercantile Way	0.42	12	G		OB	Coalfield	Houghton		Not practical, surrounded by employment land
234	Arena Business Park, Mercantile Way, land at	Mercantile Way	0.35	12	G		OB	Coalfield	Houghton		Not practical, surrounded by employment land
239	Stadium Park	Vaux Brewery Way	1.91	43	G		OB	North	St Peters	Listed Building Grade II Archaeological Site Open Space Flood Risk 2 + 3	Site designated for other land uses
240	West Quay, Crown Road, land at	Crown Road	1.83	68	B		OB	Sunderland North	Southwick		Retail development
241	Ridley Street, Sunderland, Site of	Ridley Street	0.25	10	B		OB	Sunderland North	Southwick		
244	Downhill Centre, Kestevan Square, Downhill	Kestevan Square	0.77	35	B		OB	North	Redhill		Site deleted now used as a Business centre (March 2009)
245	North Biddick Farmhouse	Biddick Lane	0.26	3	B	03/02703/FUL 3 dwellings -approved	OB	Washington	Washington Central		Too small
246	Fatfield House, Vigo Lane	Vigo Lane	0.42	3	B	05/03422/SUB 3 dwellings approved	OB	Washington	Washington West		Too small
247	Harraton Primary School	Fir tree Avenue	1.39	31	B		OB	Washington	Washington South		Site developed for Community Centre
251	Washington Envelope Company	Industrial Road	0.74	20	B		OB	Washington	Washington East		Not practical, surrounded by employment land
253	Windsor Crescent, land rear of	Windsor Terrace	0.04	2	B	05/01369/FUL erection of 2 dwellings refused	OB	Washington	Washington West		Too small
255	South Ryhope, land at - Sea View	Sea View	36	450	G			Sunderland South	Ryhope	Site is designated as strategic employment land, dependant upon Business Land Review September 2011. 50% of site is within the Green Belt buffer zone. Southern part of the site incorporates Ryhope Dene SSSI. Education information states there are insufficient places for any new pupils. Sept 2011 predominantly agricultural uses on site.	Duplicate site reference
257	Philadelphia Complex Site 2	Voltage Terrace	0.35	11	B		Developer -HADPD	Coalfield	Houghton		Included in 330 + 360
259	Lisburn Terrace Site 1, land at	Lisburn Terrace	2.87	86	B		Developer-HADPD	East	Millfield		Site included in site 292
260	City Campus, land at	Chester Road	0.36	18	B		Developer	Sunderland South	Millfield		Site included with site 185
261	North Hendon (Sunderland South Docks) Branch	Hendon Road	11.54	175	B		Developer-HADPD	East	Hendon	HSE middle Blast Zone	Site to be used for other purposes
262	St Benets Church, Causeway, North Church Road, Monkwearmouth, land to east of	North Church Street	0.19	10	B		Developer	North	St Peters		Too Small

Sites Deleted

Site Number	Site Name	Address	Area (ha)	Capacity	Greenfield/Brownfield	Planning History	Source/Status	ARF Name	Ward	Constraint	Reason for deletion
266	Hendon Sidings, Prospect Row, Sunderland	Prospect Row	5.26	80			B		Developer-HADPD	Sunderland South	
268	Silksworth, Tunstall Hope Lodge (High Newport) Land at	Tunstall Road	17.84	267	G		Developer-HADPD	West	Doxford	SNCI Archaeological Site Open Space	Double counted with site 267
271	North side of Office Place	Office Place	0.02	1	B		Developer-HADPD	Washington	Washington West		Too small
281	Angel House	Borough Road	0.20	10	B		Developer-HADPD	East	Hendon		Double counted with site 323
283	Burdon Road and Burdon Lane Site 4	Nettles Lane	8.44	137	G		Developer	East	Doxford	Non- designated Open Space	Site covered by 277
284	Neil Street, land at	Neil Street	0.05	2	G	08/00030/FUL 72 units approved	Developer-HADPD	Coalfield	Hetton		Too small
285	Easington Lane Primary School, South Hetton Road	South Hetton Road	1.05	25	B		Developer	Coalfield	Hetton		Double counted with site 86
289	Former Cape Insulation Site 3	Pattinson Road	1.30	30	B	06/02303/OUT	Developer-HADPD	Washington	Washington East	Designated open space	Double counted with site 71
290	Former Cape Insulation Site 4	Station Road	1.19	27	B	06/02303/OUT	Developer-HADPD	Washington	Washington East		Site included with site71
295	Land north of Spelter Works Road, east of Commercial Road	Commercial Road	5.15	80	B		Developer-HADPD	East (Central Sunderland)	Hendon		Education informs that there is currently insufficient provision at local schools. Site may be heavily contaminated from past industrial uses. Infrequently used railway access to the Port on east side of site. Vehicle access currently available from junction on Commercial Road. Half of the site falls within HSE Outer Blast Zone. Amenity of most of the Site is unsuitable for housing due to gas holders on west and industrial uses on the north boundary and affected by Blast Zone
297	Former Arriva Depot, North Hylton Road	North Hylton Road	1.57	47	B		Developer-HADPD	B	Southwick	Employment land	Retail development
304	East of Pattinson Road and South of Sewage Works, land to	Pattinson Road	5.98	90	G	06/02303/OUT	Pre-application	Washington	Washington East		Site included with site 364
306	Lindisfarne, land adjacent		0.09	3	G	07/00629/ENQ	Pre-application	North	St Peters		Too small
307	Ford and Hylton Social Club	Poole Road	0.30	0	B	09/02070/FUL	FUL	West	Pallion	Full planning permission for 68 bed residential care home. Site discounted defined as not general housing.	Full planning permission for a 68 bed residential care home (not general housing).
308	North Moor Housing Office		0.28	8	G	07/02851/MNQ	Pre-application	West	Silksworth		Too small
309	Former Chilton Moor Cricket Club	Black Boy Road	1.29	30	G	07/05292/MNQ residential development	Pre-application	Houghton	Houghton	Designated Open Space	Site included with site 142
310	Newbottle Allotments	Newbottle	0.21	7	G	07/04765/MNQ	Pre-application	Coalfield	Copt Hill		Too small
311	The Forge Site	Neville Road	3.25	80	B	Outline Permission 06/04517/OUT	OUT	East	Pallion		Included in Site 70
312	Former Junglerama, Victoria Road	Victoria Road	0.13	4	B		Developer Interest	Washington	Washington North		too small
313	High St/ Albion St, land at	Albion Street	0.07	2	B	07/01544/MNQ 27-28 dwellings	Pre-application	Coalfield	Hetton		Too small
314	Peareth Hall Farm	Peareth Hall Road	2.96	45	G	07/00665/MNQ	Pre-application	Washington	Washington West	Greenbelt and Grade II listed buildings on site	Site included with sites 330 + 360
315	Louth House, Houghton Road, Newbottle	Houghton Road	0.07	2	B	07/01604/MNQ	Pre-application	Coalfield	Copt Hill		Too small
316	Lisburn Terrace Site 3, land at	Lisburn Street	6.14	95	B		Pre-application	East	Millfield	Archaeological Site	Site included with site 292
317	Whickham Street, land at back of	Whickham Street	0.04	15	B	07/00649/MNQ - 36 units	Developer Interest	North	St Peters	Archaeological Site	Site included within site 119
319	Wheatshaf Public House	Zion Street	0.13	7	B		Developer Interest	East	Hendon		Complete
320	Former Piggery, Offerton Lane, Riverside Lodge	Offerton Lane	0.18	5	G		Pre-application	Coalfield	Shiney Row		Too small
321	Toddy's Public House	Raeburn Road	0.08	8	B	08/01361/FUL erection of 8 houses -Approved	Pre-application	North	St Peters		Too small
322	Southern House Farm	North Road	1.34	32	G/B		Developer Interest	Coalfield	Hetton	Part of site in flood zone 3a	Site is included in 131
323	174 Newcastle Road	Newcastle Road	0.13	7	B	07/00305/MNQ 18 dwellings	Pre-application	North	St Peters		Too small
325	River Wear Social Club, White House Road	White House Road	0.14	7	B	07/01089/MNQ -10+ units	Pre-application	East	Hendon		Site too small, not meet criteria
326	Grange View, land west of Coaley Lane	Coaley Lane	1.35	5	B	08/02392/ENQ residential development	Pre-application	Coalfield	Houghton		Too small
327	Black Boy Road land at	Black Boy Road	4.85	73	G	07/03641/OUT erection of 97 dwellings -Refused on appeal	Pre-application	Coalfield	Houghton	Part of site designated open space	Included in site 128
331	Lyons Youth Club	Lyons Avenue	0.16	8	G/B		Pre-application	Coalfield	Hetton		Too Small
332	Philadelphia Lane, Success Road	Success Road	0.88	22	B	07/04545/FUL	FUL	Coalfield	Shiney Row		Developed as Medical Care Home
335	1-4 Thornhill Park	Thornhill Park	0.33	28	B	06/04513/LEG	Complete	East	St Michaels	complete	Complete
336	Groves Site, European Way	European Way	31.54	1500	B	04/02405/OUT redevelopment to include 1500 residential dwellings - Withdrawn	Developer	East	Pallion	Existing Open Space Archaeological Site SNCI Flood Risk 2 + 3	Included in site 85
337	Burdon Road and Burdon Lane Site 8, land between Burdon Road and Burdon Lane Site 8, land between	Burdon Lane	4.78	72	G		Developer	East	Doxford		Site is included in site 355
337	Burdon Road and Burdon Lane Site 8, land between	Burdon Lane	4.78	72	G		Developer	East	Doxford		Site is included in site 355
338	Philadelphia Complex Site 4	Philadelphia Lane	16.58	248	B	08/01426/LBC regeneration inc. 304 dwellings - Withdrawn	Developer	Coalfield	Houghton	Listed buildings 2% designated open space	Included in sites 330 + 360

Sites Deleted

Site Number	Site Name	Address	Area (ha)	Capacity	Greenfield/Brownfield	Planning History	Source/Status	ARF Name	Ward	Constraint	Reason for deletion
345	Stadium village	Kier Hardie Way	30.04	450	G		Developer	North	Southwick	Grade II Listed Buildings x 4 Archaeological Site Existing Open Space SNCI Flood Risk 2 + 3	Included in site 80
346	Philadelphia Complex Site 5	Raglan Row	0.83	22	B		Developer	Coalfield	Houghton		Included in sites 330 & 360
347	Ryhope Road, land East of	Ryhope Road	4.81	72	G		Developer	Sunderland South	Ryhope	Shirley Banks site laid out for playing pitches. Site is in a Settlement Break and a landscape corridor. Insufficient places for any new pupils	Site completed for playing fields and Rugby pitches
350	Burdon Road and Burdon lane, Site 7, land between	Burdon Lane	4.69	70	G		Developer	East	Doxford		Included in site 355
350	Burdon Road and Burdon lane, Site 7, land between	Burdon Lane	4.69	70	G		Developer	East	Doxford		Included in site 355
351	Trust Meeting House	Peareth Hall Road	1.00	27	B		Developer	Washington	Washington West	Greenbelt and Grade II listed buildings on site	Included in sites 330 & 360
352	Rear of Peareth Hall Farm	Peareth Hall Road	2.17	46	G		Developer	Washington	Washington West	Greenbelt and Grade II listed buildings on site	Included in sites 330 & 360
357	Former Cape Insulation Site 6, Pattinson Road	Pattinson Road	2.88	65	G	04/02710/OUT mixed use development including residential - Refused	Developer	Washington	Washington East		Included in site 71
358	Woodbine Terrace, land at - Ditchburn Terrace	Ditchburn Terrace	0.45	23	B		Developer	East	Pallion	Archaeological Site	Included in site 286
361	Felstead School and Grounds	Fordfield Road	1.90	43	B		Developer	West	Millfield	School Playing Field	Site is included in site 96
363	Ayres Quay, Farringdon Row	Farringdon Row	1.30	196	B	04/01404/FUL 196 apartments Withdrawn	FUL	East	Millfield		Site is included in site 64
368	McClaren Way, Land at	McClaren Way	0.11		G	07/03640/FUL detached dwelling	Developer	Coalfield	Shiney Row		Too small
371	Units 1-22 Gayton Road, Including former Scout Hut	Gayton Road	0.32	10	B		Developer	Washington	Washington East		Too small and employment land still in use
378	North of Coaley Lane, land at	Coaley Lane	16	27	G	08/01617/VAR Playing fields	Complete	Coalfield	Houghton	This and surrounding schemes would put pressure on Dubmire School - Education may need to extend provision at other schools. The approved planning application is for playing fields.	Complete
379	Burdon Road and Burdon Lane, Site 12, land between	Burdon Road	24.05	360	G		Developer	East	Doxford	Non - Designated Open Space	Site included in sites 145 and 277
396	Sunnyside, Tavistock Place	Tavistock Place	1.28		B	07/01170/OUT, 10/01859/MNQ, 10/03519/LAP	FUL	Sunderland South	Hendon		Software City
397	Halfway House Lane, land at	Commercial Road	1.75	40	G/B	part of application 98/00059/FUL	Developer	East	Hendon	Within HSE middle blast zone and Hendon Railway SNCI SPA/SAC	Contaminated land from railway sidings. There is no access to site, and there is the possibility of the use of land for cycle path and recreation facilities. There is a high pressure gas main under site which is a major constraint on any development. Issues about the Port and surrounding area (including smaller pockets) there is insufficient provision at local schools.
400	South Street, Fencehouses, land at	South Street	0.14	5	B		Developer	Coalfield	Houghton		Too Small
403	Barmston Club	Barmston Way	0.30	9	B		Developer	Washington	Washington Central		Too small
409	Washington Village Primary School	Hill Rise, Washington Village	1.21	47	B	05/03341/LEG	Complete	Washington	Washington Central	complete	Complete
420	Lodgeside Meadows, Burdon Road	Burdon Road Doxford Park	7.73	140	G			West	Silksworth		Site included in site 278, double count
428	Former YMCA site Fence	Lambton Lane	0.41	17	B	10/00279/FUL	Complete	Coalfield	Houghton		Site completed July 2011
434	Hahnemann Court, site A	Southwick Rd	0.74	74	B		Developer	B	Southwick		Site completed
463	St Matthews Terrace, Philadelphia		0.4	15	B	11/00395/EXT1	FUL	Coalfield	Hetton		Duplicate site reference with 333
E11	Chilton Moor Envelope		14.23	215	G	10, 34, 128, 142, 179, 309, 327, 400	Various- Enveloping	Coalfield	Houghton	Designated open space 10% archaeological site 20%	Enveloped sites split into individual sites
E13	South of Colliery Lane Envelope		5.11	75	G/B	2, 76, 134, 141, 143, 331	Various- Enveloping	Coalfield	Houghton	Designated open space 15%	Enveloped sites split into individual sites
E15	Chapel Garth Extension Envelope		68.08	1000	G	81, 173, 356	Various- Enveloping	East	Doxford	Proposed open space. Currently non-designated open space. SNCI Blackeney woods	Enveloped sites split into individual sites
E16	Doxford Park Envelope		23.93	360	G	21, 52, 105	Various- Enveloping	East	Doxford		Enveloped sites split into individual sites
E17	West of Nettles Lane Envelope		31.70	475	G	127, 195, 278	Various- Enveloping	East	Doxford	Archaeological site 5%	Enveloped sites split into individual sites
E17	West of Nettles Lane Envelope		31.70	475	G	127, 195, 278	Various- Enveloping	East	Doxford	Archaeological site 5%	Enveloped sites split into individual sites
E18	East of Nettles Lane Envelope		63.50	950	G	126, 145, 196, 277, 283, 337, 350, 355, 379	Various- Enveloping	East	Doxford		Enveloped sites split into individual sites