

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 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	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																																																											
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)		Mixed use development including B1, B2, B8, A1, A2, A5 retail uses and 95 houses, public realm and car parking. Possible re-location of the A1 & A2 uses. Planning Appn 10/03726/HYB					
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	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		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