

Strategic Housing Land Availability Assessment (SHLAA)



March 2012


Sunderland
City Council

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1.0 Summary

- 1.1 The Government has published, July 2011, its draft presumption in favour of sustainable development in the National Planning Policy Framework (NPPF). The NPPF has been described as a “golden thread” running through the reformed planning system and as the “cornerstone” of a more streamlined planning system; it is intended to be the mechanism that delivers the Coalition’s pro-growth promise for planning.
- 1.2 The key message that comes out of the draft NPPF and its presumption in favour of sustainable development is:
- The frequent absence of an up-to-date “local plan”, that is in conformity with the NPPF, will create opportunities for the presumption in favour of sustainable development to ensure planning applications are approved;
 - Local planning authorities need to update / produce local plans that are in conformity with the NPPF, to retain control over shaping and controlling development in their areas;
 - Less detailed national policy guidance may create local plans with greater divergence, notwithstanding the NPPF’s encouragement for growth and;
 - They will all be set in the context of a more positive approach to development in local plans, because of the contribution that development can make to economic growth, meeting housing needs and providing financial rewards to local authorities (e.g. the New Homes Bonus, Get Britain Building and NewBuy Guarantee scheme).
- 1.3 Local authorities are still required to identify and maintain a rolling 5 year supply of deliverable housing sites (including an additional allowance of 20%) to allow for choice and flexibility. Where authorities cannot demonstrate this supply, applications for housing should be looked upon favourably. A priority for the Government is ensuring land availability is not a constraint on the delivery of new homes and a more responsive approach is taken to land supply at a local level. As such PPS3 Housing (June 2011) requires all local planning authorities to:
- Identify specific, deliverable sites for the first five years of a development plan; (to be deliverable a site must be available, suitable and achievable).
 - Identify specific, developable sites for years 6-10 and ideally years 11-15; (to be developable a site should be in a suitable location and there should be a reasonable prospect that the site is available for housing and could be developed at the point envisaged).

- Indicate broad locations for future growth for years 11-15 if specific sites cannot be identified.
- 1.4 The supply of land is demonstrated through the production of a Strategic Housing Land Availability Assessment (SHLAA), which assesses sites for their housing potential and development timescale. The SHLAA is not a policy document that formally determines whether a site should be allocated or developed for housing purposes.
- 1.5 This is the third full SHLAA prepared by Sunderland City Council and includes additional sites and updates to the sites indicated in the SHLAA reports published in March 2009 and 2010.
- 1.6 The primary role of the SHLAA will be to inform the Core Strategy of the city's Local Development Framework (LDF). It is the role of the LDF to determine which specific sites are to be allocated for housing purposes to best meet the objectives of the council.
- 1.7 **Preparing the SHLAA**
The requirements of a SHLAA are set out in PPS3 and CLG Strategic Housing Land Availability Assessments Practice Guidance. This update to the SHLAA has been produced in accordance with this guidance and has been designed to meet the core outputs.
- 1.8 To ensure a common framework for SHLAAs in the North East Region and to ensure a reasonable degree of consistency in the way data is collated and recorded, a SHLAA Regional Implementation Guide was published by the former North East Assembly (NEA, ANEC). This reflects the core outputs of Communities and Local Government (CLG) good practice guidance.
- 1.9 A sub-regional key stakeholder partnership for Tyne and Wear was established, which produced a concept paper (July 2008), to assist the Tyne and Wear districts in the production of their SHLAAs. From this partnership a core sub-regional SHLAA key stakeholder panel was formed to ensure the SHLAAs were implemented in accordance with the paper. The panel comprised lead local authority officers, representatives from Registered Social Landlords, the Royal Institute of Chartered Surveyors, the Home Builders Federation and a national planning consultant (based in Tyne and Wear). After consulting the Tyne & Wear Partnership on updated and newly submitted sites for inclusion in this updated SHLAA, there were no sites or other issues that raised matters of contention or concern. Hence, it was not considered necessary to convene a Panel meeting on this occasion.
- 1.10 A range of sites were considered for assessment within the Sunderland SHLAA, including sites with planning permission, sites within the

Unitary Development Plan (UDP) and Interim Strategy for Housing Land (ISHL) as well as others suggested through consultation and sites put forward by developers and landowners through formal calls for sites.

- 1.11 To assess if sites are deliverable or developable, consultations were held with a range of experienced and expert participants from both within and outside the council to ensure that information gathered is accurate in order to gain a true perspective on the deliverability of sites.
- 1.12 **Main elements of the SHLAA 2012: The city’s housing requirements**

The City Council will seek to create thriving and inclusive communities that are desirable places to live. To help deliver this the City Council will manage the phased release of land to achieve a housing target of 10,875 net additional new homes by 2027 across the city:

Table 1: Sunderland Housing Requirement 2012 – 2027 by sub-area.

	2012/13-2016/17	+ 20%	2017/18-2021/22	2022/23-2026/27	Total	%
Central	482	578	550	605	1637	15
South	1617	1943	1846	2045	5508	51
North	262	314	298	325	885	8
Washington	199	237	226	245	670	6
Coalfield	640	768	730	805	2175	20
Total	3200	3840	3650	4025	10875	100

- 1.13 The Sunderland housing requirement is a locally derived figure (based upon demographic/housing data) which is in general conformity with RSS. As this is locally derived there is no need to account for under provision against RSS targets from its 2003 base date. The RSS is still extant until it is abolished by separate order, rather than being abolished owing to the enactment of the Localism Bill and there is likely to be a transition period for authorities to move into the 'new' system. However what the transitional arrangements are is still unknown. The main element of change is the Government’s intention to scrap Regional Spatial Strategies.
- 1.14 In the light of the move to localism, the Council has taken the opportunity to re-evaluate the aspirations of the City of Sunderland. It has approved an interim housing target. This target is being used to establish whether the City has a five year supply of housing land. The basis of the housing requirement is the published Regional Strategy. The targets in the adopted Regional Strategy were subject to review as part of a wider proposed updating of the strategy. Housing targets were set for the City using 2008 household and population projections. The Government has indicated that, in the future, the “right level” of housing provision will be determined at the local level. For the period 2008-2028, the 2008 household

projections identify an additional 10,875 households in the City. When past completions are factored in, this equates to a five-year requirement of 3200 dwellings (640 dwellings a year).

- 1.15 Table 2 sets out the main results from the 2012 SHLAA, giving an indication of the total number of potential deliverable and developable dwellings within the next 15 years. The split between greenfield and brownfield sites is also indicated. The table also provides a comparison with the Sunderland housing requirements from Table 1.

Table 2: SHLAA results

	2012/13-2016/17 Years 1-5			2017/18- 2021/22 Years 6- 10	2022/23- 2026/27 Years 11-15	Total dwellings Years 1-15		Brownf'ld %	Greenfield %
Required	3200	% of required	+ 20% Total Figs	3650	4025	10875	% of required		
North	987	31	314	541	235	1763	16	63	37
Central	568	18	578	1183	226	1977	18	100	0
South	1541	48	1943	3437	1840	6818	63	48	52
Wash'ton	731	23	237	272	50	1053	10	82	18
Coalfield	1613	51	768	2001	359	3973	37	64	36
City	5671*	171	3840	7434	2710	15815*	144	71*	29

* Total takes into account 231 dwellings from deliverable small sites (under 10 dwellings) that have planning permission. These sites have not been attributed to the individual ARFs. They are all classed as brownfield.

- 1.16 Overall the estimated capacity of identified deliverable and developable sites is 44% more than the requirement for the 15 years period. There is over 70% extra capacity in the 5 years land supply more than the additional 20% required within the draft NPPF.
- 1.17 Brownfield land comprises 71% of the total sites identified, which, if all were used towards the revised requirement could provide 78% of homes. Notwithstanding, it should be noted that there has been a substantial recalculation in the potential capacity of some major brownfield sites in Central Sunderland, notably Vaux and Farringdon Row, to better reflect the changing housing market. Also, in Farringdon Row's case, to reflect a large reduction to the available housing site due to the proposed release of land for the justice centre complex.
- 1.18 In the first 5 years the SHLAA has identified a deliverable housing capacity of 5671 homes which is 71% in excess of the 5 year requirement (as set out in Table 1). Some of the larger sites are already under construction notably Lambton Cokeworks, Murton Lane, Volker Stevin, Springwell and Doxford Park. Some of these sites will continue building throughout the plan period. Central Sunderland and Sunderland South together are

capable of delivering 66% of the total city requirement in the first 5 years, increasing to 81% over the total 15 years.

- 1.19 The Coalfield can bring forward 51% in the first 5 years and 37% overall, potentially higher than its proportion of the population (17%).
- 1.20 However North Sunderland and Washington continue to be constrained in the amount of housing they can bring forward due to their built up nature and restrictions to expansion, notably by the Green Belt.
- 1.21 The sites within years 1-5 are the most important, as these are the deliverable sites which have no major constraints to their early development and have been identified as being suitable for housing purposes. It is expected that over time sites within years 6-10 and 11-15 will overcome their constraints and come forward to ensure a continuous supply of deliverable and developable sites.

2.0 What is the Sunderland Strategic Housing Land Availability Assessment (SHLAA)?

- 2.1 The draft NPPF sets out the Government's key objective for housing which is to "*increase significantly the delivery of new homes*", where "*everyone should have the opportunity to live in high quality, well designed homes, which they can afford, in a community where they want to live*". As a result authorities must continue preparing Strategic Housing Market Assessments (SHMAs) in order to identify the number and type of houses required over 15 years and the level of affordable housing required within the authority's area. Local Development Frameworks (LDF) and Strategic Housing Land Availability Assessments (SHLAAs) must continue to demonstrate they can provide a rolling 5 year supply of housing sites which are readily developable as well as include an additional allowance of 20% to ensure choice and competition. Where that cannot be demonstrated, authorities should then grant planning permission for housing developments in line with the 'presumption in favour of sustainable development'. The draft NPPF sets no national target for housing developed on brownfield land (previously set at 60%), again permitting authorities to set their own thresholds.
- 2.2 A top priority for Government is to ensure that land availability is not a constraint on the delivery of new homes and that a more responsive approach is taken to land supply at a local level. As such PPS3 Housing (2011) requires all local planning authorities to:
 - Identify specific, deliverable sites for the first five years of a development plan; (to be deliverable a site must be available, suitable and achievable).

- Identify specific, developable sites for years 6-10 and ideally years 11-15; (to be developable a site should be in a suitable location and there should be a reasonable prospect that the site is available for housing and could be developed at the point envisaged).
 - Indicate broad locations for future growth for years 11-15 if specific sites cannot be identified.

- 2.3 The supply of land is demonstrated through the production of a Strategic Housing Land Availability Assessment (SHLAA), which assesses sites for their housing potential and timescales for development. The SHLAA is not a policy document that formally determines whether a site should be allocated or developed for housing purposes.

- 2.4 The primary role of the SHLAA will be to inform the Core Strategy of the city's Local Development Framework (LDF). It is the role of the LDF to determine which specific sites are to be allocated for housing purposes to best meet the objectives of the council.

- 2.5 In addition to considering the long term potential of housing land, local authorities are also required to demonstrate that they have a supply of deliverable land for housing for the next five years in line with PPS3. The city's first five year land supply report was published in March 2008 to cover the period 2008 -2013. The first SHLAA published March 2009 set the five years' supply for 2009 – 2014. This current update indicates the five years land supply for the period 2012 - 2017 in the wider context of the 15 years' supply of developable housing sites.

- 2.6 The requirements of a SHLAA are set out in PPS3 and CLG Strategic Housing Land Availability Assessments Practice Guidance. The core outputs of the SHLAA as set out in the guidance are:
 - A list of sites, cross-referenced to maps showing locations and boundaries;
 - Assessment of the deliverability and developability of each identified site to determine when an identified site is realistically expected to be developed;
 - The potential quantity of housing that could be delivered on each identified site;
 - An indication of constraints on the delivery of identified sites and recommendations on how and when these constraints could be overcome.

- 2.7 The Sunderland SHLAA is a key component of the evidence base to support the delivery of sufficient land for housing to meet the city's need for more homes. Without a SHLAA evidence base the LDF could be proved to be unsound.

2.8 Ensuring a SHLAA is in place as early as possible, which has a rolling supply of deliverable housing land, allows the supply to be monitored, managed and utilised as an evidence base when allocating sites within the LDF.

3.0 How much housing is Sunderland expected to deliver?

3.1 With the imminent revocation of the RSS, Local Planning Authorities are now responsible for establishing the right level of local housing provision for their area, and identifying a long term supply of housing land. The coalition government have identified a number of options for establishing future housing numbers, including:

- Retain existing housing targets, set out in the revoked Regional Strategies.
- Base revised housing targets on the original Regional Spatial Strategy examination (Option 1 targets) supplemented by more recent information as appropriate.
- Reviewing housing targets, taking into account more up to date local information, to demonstrate local need.

The draft housing requirements are established for Sunderland in terms of housing and population projections and Sunderland’s future housing needs 2012-2032.

3.2 2008 Population Projections estimates a 3.3% population growth in Sunderland up to 2033.

Table 3: 2008 Population Projections

2012	2017	2022	2027	2032
281,700	283,500	285,800	288,100	290,000

ONS May 2010

By 2032 the city will see population reductions in under 15’s, 15-29 and 45-59 age groups, whilst seeing growth in the 30-44, 60-74 and 75+ age groups. The City like many in the country will see an ageing population, thus having implications for future housing need/ mix.

Table 4: Summary of household projections over the plan period.

Household Projections	2008	2012	2017	2022	2027	2032
2008	121,000	123,400	127,200	130,400	133,400	136,400

ONS May 2010

Comparing the 2008 Household Projections against the 2008 Population Projections provides an estimate of household formation rates more in line with the Average Household Size (2008 LHMA Based Trend).

	2008	2009	2010	2011	2012	2013	2014	2015	
2008 Household Projections	121,000	121,600	122,200	122,800	123,400	124,000	124,800	125,600	
2008 Population Projections	280,900	281,000	281,200	281,500	281,700	282,000	282,300	282,700	
Household Formation Rate	2.32	2.31	2.30	2.29	2.28	2.27	2.26	2.25	
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
126,400	127,200	128,000	128,600	129,200	129,800	130,400	131,000	131,600	132,200
283,100	283,500	283,900	284,400	284,800	285,300	285,800	286,200	286,700	287,200
2.24	2.23	2.22	2.21	2.20	2.20	2.19	2.18	2.18	2.17
2026	2027	2028	2029	2030	2031	2032			
132,800	133,400	134,000	134,600	135,200	135,800	136,400			
287,600	288,100	288,500	288,900	289,300	289,600	290,000			
2.17	2.16	2.15	2.15	2.14	2.13	2.13			

ONS May 2010

Between 2012- 32 the average household rate is 2.21, it will be this household formation rate that will be taken forward and used in calculations for future housing need.

3.4 Preferred Future Housing Target

Developing larger properties, more family homes and bungalows, are all requirements of the SHMA and will result in lower densities. Therefore more land will be consumed, yet a lower number of houses will be developed. Sufficient land has been identified in the SHLAA to accommodate the proposed number of dwellings. With Gentoo's clearance/ renewal programme coming to an end and only 800 dwellings remaining to be demolished, it is expected that future build rates will be more in line with the city's gross average rather than the net. To deliver 15,021 dwellings over the 20 year plan period 751 dwellings (based on the average) would have to be developed per annum. The average gross over the last 7 years has been 802 per annum.

- 3.5** The figure is in line with the vision expressed in the Sunderland Strategy, EMP and Core Strategy developed through consultation with the city's residents and articulates how people want to see their city in the future, with a work/ life balance. It is important to note that this target will not be a ceiling target, if further suitable/ sustainable and deliverable housing sites

come forward they will be considered on their merits, however it is deemed to be a deliverable and therefore an achievable target and sufficient to meet the needs of current and future residents. The target will continue to be reviewed as part of the plan, monitor, manage process of the Core Strategy and as new information becomes available targets will be revised, as and when necessary.

3.6 5 Year Target

15,021 dwellings equates to approximately 751 dwellings per annum. However it is unrealistic to assume development will continue at the same rate during the plan period. It is expected that development will be slow in the short term, due to the current economic climate, mortgage availability and limited lending from banks and Gentoos still having 800 dwellings to demolish. Development thereafter is expected to come forward more quickly, the financial situation is expected to have improved, unemployment levels will be lower and with it borrowing should be easier thus impacting on the housing market. In addition, the Economic Master Plan would be in place for over 5 years.

The above points are all reflected in the following table which sets out the annual build rates and future 5 year targets. Targets are based on an average of the build rates required to satisfy the ONS projections and the breakdown established through the RSS.

Table 5: City Housing Requirement 2012 - 2032

	City Total Requirement	Average Build Rate per annum
2012-17	3200	640
2017-22	3650	730
2022-27	4025	805
Sub-total 1-15 years	10875	725
2027-32	4150	830
City Total	15025	777

4.0 Methodology

- 4.1 This SHLAA has been produced in accordance with the Strategic Housing Land Availability Assessments Practice Guidance, (CLG July 2007 and updated report 2009). It has been designed to meet the core outputs that are set out in the guidance. The aim is to ensure a robust and transparent assessment which also meets the tests of soundness for development plans as set out in PPS12.

4.2 The SHLAA has 8 main stages, with two further optional stages which include broad locations and windfalls. The stages are set out in Figure 1 and an explanation of how the Sunderland SHLAA has taken account of the guidance as follows.

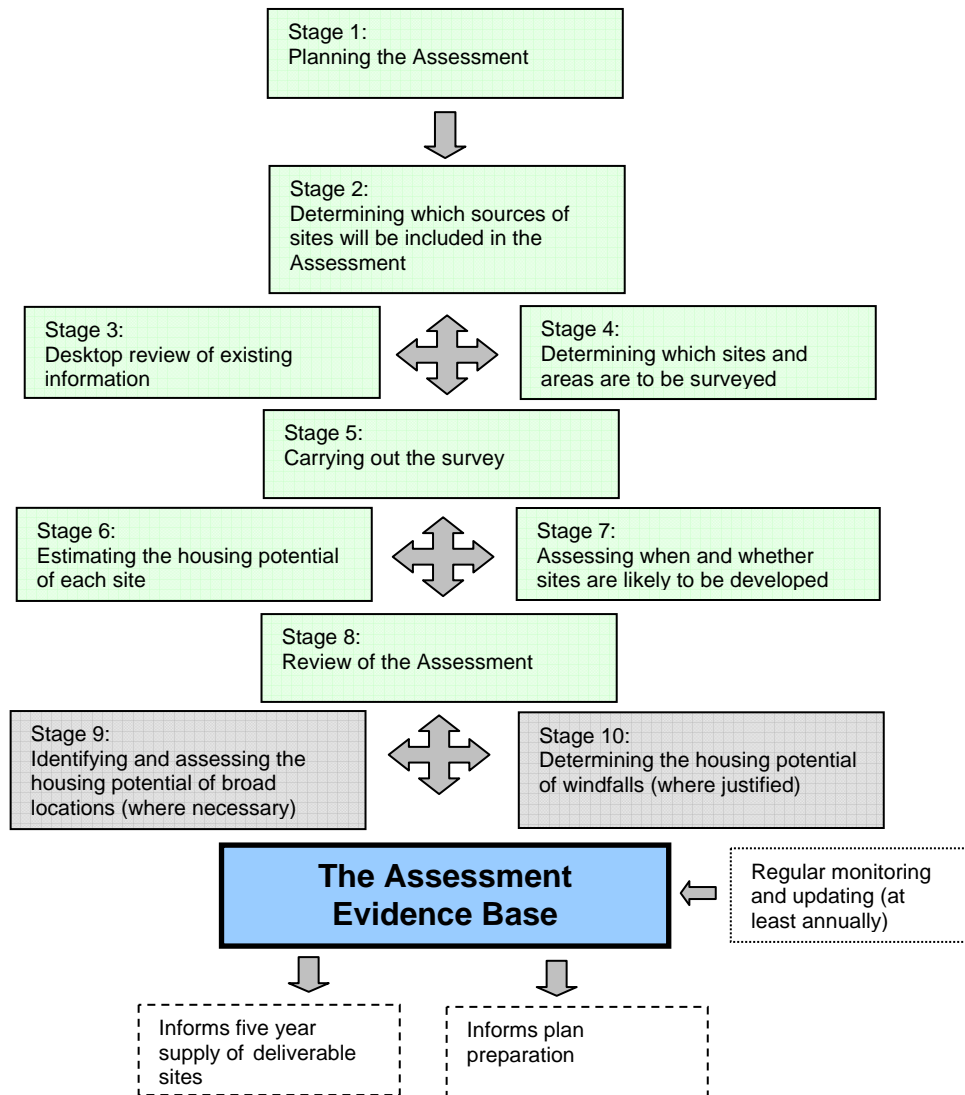


Figure 1: The Strategic Housing Land Availability Assessment process and output Planning the Assessment (Guidance Stage 1)

Working in Partnership

- 4.3 To ensure a common framework for the North East region in production of SHLAAs and to ensure a reasonable degree of consistency across the region in the way data is collated and recorded, the North East Assembly (now ANEC) in 2008 oversaw the production of a North East England SHLAA Regional Implementation Guide and an associated Regional SHLAA Database. The guide was prepared in association with a number of partners, including, local authority planning officers, the Government Office for the North East (GONE), One North East (ONE) and the Homebuilders Federation (HBF). The CLG SHLAA Practice Guidance (2007 and 2009) was used to help produce a regional implementation guide.
- 4.4 Initial discussions on the guide were held at a stakeholder event at Durham County Hall in 2007. This led to the creation of a **Tyne and Wear SHLAA steering group** in February 2008. The group comprised participants from the local authorities, house building industry, infrastructure providers and regulatory bodies such as the Environment Agency.
- 4.5 The purpose of this group has been to enable and coordinate collaborative sub-regional working on the Tyne and Wear districts' SHLAAs, to ensure sub-regional consistency. Individual authority working groups then managed the practical aspects of the SHLAA work in each district.
- 4.6 This steering group went on to establish a **sub-regional key stakeholder partnership**, in accordance with national and regional guidance and a small **panel** to act as arbitrators. (See Appendix 1 for the Tyne and Wear districts' sub-regional concept paper and lists of groupings of participants). The Tyne & Wear SHLAA Partnership created a Panel of approximately 10 people to oversee the final agreement and serve as a critical panel for contentious sites resulting from the site assessment workshops. The Partnership agreed that this Panel should comprise a representative from each of the following disciplines:
- The Home Builders Federation (HBF)
 - Registered Social Landlord (RSL)
 - Royal Institute of Chartered Surveyors (RICS)
 - Private sector planning consultant
 - North East Assembly (NEA)
- 4.7 The key stakeholder partnership could also be called upon by each local authority at key stages of their respective SHLAAs to help assess the deliverability/developability and indicative housing yield/capacity of potential housing sites.

4.8 **Resources**

The 2012 Sunderland SHLAA update was undertaken in-house by planning officers within the Economy and Place Team, with the lead planning officer also forming part of the sub-regional SHLAA key stakeholder group and panel to allow direct integration and partnership working. The in-house team were also assisted by other council expertise as well as representatives of external bodies such as Northumbria Water, Environment and Highway Agencies.

5.0 **Sources of sites, desktop review and selecting sites to be surveyed (Guidance Stages 2, 3, 4)**

Data sources

- 5.1 The SHLAA took into consideration the types of sites and relevant data sources used to identify sites, as set out in Figures 4 and 5 of the CLG practice guidance (see Appendix 2). The types of sites broadly comprise:
- Sites in the planning process, such as those with planning permission or allocated in a development plan
 - Sites not in the planning process such as vacant and derelict land and buildings, public sector land or large scale residential redevelopment sites.
- 5.2 The exercise also sought to identify potential sites from other sources relevant to Sunderland:
- Sites being funded in partnership with public sector bodies, which could be identified through Homes and Communities Agency and the Housing Corporation.
 - Sites in the city council's land and property database
 - The gentoo renewal programme.
 - Other stakeholder interest, through a number of well-advertised public requests.
- 5.3 The latter public requests were undertaken through several initiatives: an initial call for sites took place in March 2011, where individual letters and e-mails were sent out to a wide range of people including house builders, land owners, consultants and members of the stakeholder partnership.
- 5.4 The various 'calls' drew out an additional 36 new sites that had not previously been identified from the previous SHLAA (March 2010). Of these 36 additional sites, 17 were considered deliverable within the 1-5 years period, 12 within 6 -10 years and 2 sites within 11-15 years period. The remainder of the 5 submitted sites were considered not currently developable. There were 5 sites completed in 2010/11, 21 sites were under construction and 9 sites were considered for other uses. There was also the case that some sites moved between the three development

phases based upon more up to date information. The remainder of the updates, over 45, were made up of those sites that had been granted planning permission and sites with revised dwelling capacities.

Desktop information review and site selection

- 5.5 The desk top review brought together all existing local, regional and national datasets that were identified. All the sites were logged, mapped and categorised in the SHLAA database, which has allowed any double counting to be identified and rectified.
- 5.6 As suggested in national guidance, the SHLAA is designed to provide a long term, flexible and robust evidence base. The scope of the assessment has, in general, not been narrowed down by existing policies that might constrain development. This also allows the best possible position for the Local Planning Authority when it comes to deciding its strategy for delivering housing objectives.
- 5.7 However, national guidance does recognise that particular types of land or areas may be excluded from the assessment. To ensure a coherent approach throughout the North East, it was agreed and set out through the Regional Guide that a series of sites would be ascribed nil housing potential due to their designations (called 'Category 1' sites). They cover sites or parts of sites that Government policy or law dictates are inappropriate for housing (or sometimes any) development; for example Special Areas of Conservation and Health and Safety Executive Inner Blast Zones. The list can be seen in Appendix 3.
- 5.8 Of all the sites included in the assessment for Sunderland none were in 'Category 1'.
- 5.9 In addition to the Category 1 sites, the Regional Guide listed Category 2 sites, which were designations or uses likely to affect the development of a site. The sites/uses in themselves may not prevent housing development, but may affect the nature and extent of development on a site. Alternatively they may present justification for ascribing nil housing potential in particular circumstances and be sieved out. The Tyne and Wear Districts SHLAA Partnership agreed that within this list several types of site could be excluded from further assessment at each individual authority's discretion. Sunderland council has therefore excluded from its initial considerations sites that are subject to the following existing policy and land use constraints:
 - Green Belt
 - Parks
 - Allotments
 - Flood Zone 2 and 3a areas

- Mineral safeguarding areas
- Sites of nature conservation and wildlife interest
- HSE middle and outer blast zones
- Archaeological sites
- Public car parks

5.10 Whilst these sites have been excluded from the initial assessment the exclusion was on the basis that, if it was subsequently found that there was an overall shortfall of sites against requirements, some of them may be re-considered for inclusion. Twenty six sites fell within category 2; the majority were located within the Green Belt.

Sites to be surveyed

5.11 When determining which sources of sites to include within the assessment and which sources of information to use to identify sites at stages 2 and 3, the size of a site was also considered. It was agreed at a sub-regional level that it would be left to the individual discretion of each Local Authority as to whether any site area should be applied to sites to be surveyed as part of the SHLAA. As such, Sunderland has used a minimum site size of 0.4ha or a site with the capability of delivering 10 or more dwellings.

5.12 This minimum size was used for the Unitary Development Plan (UDP, 1998) and has been used in the subsequent Urban Capacity Study (UCS, 2002) and Interim Housing Strategy for Housing Land (ISHL, 2006), continuing into the 2008 five year land supply assessment and the March 2010 SHLAA. This threshold is considered appropriate given the size of the city and the resources available to complete the study. However it has been estimated that sites of less than 0.4 ha or 10 dwellings capacity add approximately 70 dwellings per year to Sunderland's stock (see appendix 4). It should always be born in mind that such sites, coming forward as windfalls, are a continuous and significant source of additional supply.

5.13 Subject to the above restrictions, sites that were identified from the various data sources or that were submitted by interested parties were assessed, irrespective of location. Due to the number of sites to be assessed planning officers who had detailed knowledge of certain areas were called upon to lead on particular areas for both the desk-top and site based data collection and survey work.

6.0 Carrying out the survey (Guidance Stage 5)

6.1 All planning officers who were involved in the SHLAA process were fully briefed on the requirements of both desk-top work and site visits to ensure a consistent approach. The main tool for the survey work was a pro-forma designed for the purpose and agreed by the Tyne and Wear districts SHLAA Steering Group. This pro-forma recorded site details such as size,

- grid co-ordinates, present land use and housing compatibility with surrounding land uses (See Appendix 5).
- 6.2 The site categorisation, constraints, designations, planning history, ownership details, utilities and infrastructure capacity constraints were also recorded on the pro-forma where known, along with proximity to key services, the housing yield and the sites deliverability.
 - 6.3 The record for every individual site has a completed pro-forma and two site-plans, one detailing the proximity of the site to local services and facilities and the other setting out constraints, such as contaminated land and flooding.
 - 6.4 All sites were visited to ensure relevant, consistent, up-to date information was gathered. Certain information for the pro-forma was also gathered through meetings and discussions with council officers and external bodies.
 - 6.5 Discussions were held between the local planning authority, Northumbria Water, the Highways and Environment Agencies to determine the impact on utilities and highways infrastructure. However, gas and electricity companies were less able to provide detailed information of their future plans. Discussions were also held with Children's Services to gain an overall picture of school capacity issues related to potential housing development.
 - 6.6 Ownership and potential developer interest details formed part of the pro-forma assessment, of which details were taken from the correspondence submitted by developers/landowners, or from planning applications, or officers' knowledge. On a number of private sites the ownership is at present not known.
- 7.0 Estimating the housing potential of each site (Guidance Stage 6)**
- 7.1 In June 2010, PPS3 stipulated no minimum density threshold for housing development, however unless advised otherwise, such as by revised pro-formas for known sites with no changes to constraints, then the following density ranges have been used as a baseline to calculate housing site capacities. The Sunderland SHLAA estimates of capacity have been based on distance zones from the site to a city/town/district centre or Metro/train station. The densities are applied to the net residential area of the site as defined in PPS3 Appendix B.

Table 6: Density Zones

Proximity	Density
0 - 750m	50 dwellings/ha
750 -1km	40 dwellings/ha
>1km	30 dwellings/ha

Distances measures from site centre to city/town/district centre or metro/train station

- 7.2 Not all site capacities are based on the above density ranges. Where a site had a valid, recent, planning permission, the capacity set out within the application was used. For sites within central Sunderland, higher densities are expected to prevail, UDP Alteration No 2 provided the guide to capacity. Housing Associations including gentoo site capacities have been based on the most recent renewal plan proposals.
- 7.3 In Sunderland, the character of areas within 750 metres of the main centres, other than the City Centre, can be very varied, including relatively low density sub-urban housing. The same may be said of the areas around the outer Metro stations at Seaburn and South Hylton. The inner Metro stations, however, are located in high density older residential areas. Therefore, in locations other than in the vicinity of the City Centre, the higher density standard of 50/ha has been used sparingly to calculate a site's capacity; the local residential character is a significant influence on the final site yield. This takes into account the views of the Home Builders Federation, to be wary of widely applying high densities in Sunderland; also that densities of 50 or more per hectare are usually associated with apartment developments. Such developments, outside the City Centre, are likely to form only a small proportion of the overall needs of the City.
- 7.4 The capacity of each site has been derived from the density considerations discussed above, applied to the net residential developable area of the site calculated in accordance with the thresholds as set out in Table 5 (agreed in the Tyne and Wear Districts SHLAA Concept Paper).

Table 7: Residential site area thresholds

Gross site area (ha)	Net developable area % (Sub-regional)
Less than 0.4ha	100%
0.4 to 2ha	90%
Over 2ha	75%

- 7.5 **Assessing 'net additional' housing**
Because the SHLAA assesses the potential of housing sites to meet a 'net additional' housing requirement, the capacity of all the sites has been expressed as its 'net additional' capacity after taking account of any existing housing that will be cleared as part of re-development or any houses which from the base date of the SHLAA have been built on the

site. This mainly applies to the residential areas that gentoo is renewing. Actual demolitions have been used in the total performance from 2004 to 2012 and these are reflected in the housing requirement shown in Table 2.

- 7.6 The assessment includes programmed new-build by gentoo, offset by estimated clearance that will occur during the same period. The figures have been subject of discussion with gentoo officers as part of preparing this assessment and are considered realistic. Where other non-gentoo sites are known to be coming forward as a result of housing clearance, such as in Doxford Park, the site's net capacity was offset by the demolitions that would occur.

8.0 Assessing developability and deliverability (Guidance Stage 7).

- 8.1 PPS3 requires the SHLAA to assess whether a site is suitable, available and achievable, and should ascertain whether a site is deliverable, developable or not currently developable for housing.

i) 'Deliverable' – a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan.

ii) 'Developable' – a site should be in a suitable location for housing development and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time; and

iii) 'Not currently developable' – where it is unknown when a site could be developed.

- 8.2 Whether a site is deemed 'deliverable' or just 'developable' is determined by assessing if there are any known constraints and if/when these can be realistically overcome.

8.3 Suitability

A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. To assess suitability consideration was given to the following:

i) Policy restrictions: covered by categories 1 and 2 of the assessment as set out in section 5 or where the policy for adjoining land could adversely affect a site's suitability for housing. The City of Sunderland Employment Land Review September 2009 was used to assess sites on employment land which needs to be retained to accomplish employment land requirements.

ii) Physical problems or limitations: such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination. Some of these considerations were covered by categories 1 and 2 outlined at stage 2. Desk-top work, visits to the site and meetings at the survey stage also gave an indication of any obvious physical problems or limitations. Sites were updated using the Strategic Flood Risk Assessment July 2010.

iii) Potential impacts, including effect upon landscape features and conservation. Some of these considerations were covered by categories 1 and 2 and desk-top work and visits to the site at the survey stage also gave an indication of any obvious potential impacts.

iv) Environmental conditions: which would be experienced by prospective residents, such as proximity to a sewage works? This was determined by considering the physical problems and potential impacts but taken from the perspective of the future inhabitants.

Availability

- 8.4 A site can be considered available for development when on the best information available there is confidence that there are no substantial legal or ownership problems, such as ransom strips, multiple ownerships, tenancies or operational requirements of landowners.
- 8.5 The standard sites response form included a section on land ownership. Sites owned by the local authority have been included after discussion with the Council's Property Services as to suitability, developability or deliverability and when sites are envisaged for release.

Achievability

- 8.6 A site is considered to be achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. It is affected by:

i) Market factors - such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, and level of potential market demand and projected rate of sales.

ii) Cost factors – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and

- iii) Delivery factors** – including the developer’s own phasing, the realistic build-out rates on larger sites, whether there is a single developer or several developers offering housing products and the size and capacity of the developer.
- 8.7 The information gathered through the site assessment pro-forma, both at desk-top stage and the site visit stage, contributed to assessing the achievability of sites, as well as informal discussions with developers.
- 8.8 National practice guidance states that a number of residual valuation models are available to help determine whether housing is an economically viable prospect for a particular site. However the regional implementation guide states that whilst a more technical approach may be ideal it is considered unrealistic that the time and resources will be available to undertake this in-depth analysis in the immediate term. Such in-depth analysis has not been undertaken for this updated Sunderland SHLAA.
- 8.9 When considering the expected start on site for a housing scheme, those with planning permission have been estimated from the date of consent, with allowances made as appropriate for removing known constraints, e.g. demolition or decontamination, construction of infrastructure or habitat migration. For sites without any planning permission an estimate of the likely start date has been made taking account of the planning process and other requirements, using information held about the site, the developers expectations (where known) and regeneration programmes.
- 8.10 The annual rate of construction on each site has been derived where possible from up to date information as supplied by developer interests, including gentoo and the council’s Land and Property section. Where no information exists construction rates derived from empirical data have been used. This data is in the form of a scatter graph (see appendix 6) plotting the average annual development rates for sites fully constructed since 1993 – some 170 sites ranging from 10 houses to 380. The ‘best-fit’ line so produced allows for annual construction rates to be derived appropriate to the size of the site. It is worth noting that when the results were applied to previous estimates of construction rates that had been made by experienced planning officers, there was little overall change. The derived rates are also reasonably consistent with information on national build rates provided by the Home Builders Federation.
- 8.11 Prospects for site development and rates of construction have been considered by the Tyne and Wear Districts’ SHLAA partnership and also by key organisations such as the Homes and Communities Agency.

Overcoming constraints

- 8.12 Where constraints were identified through the assessment process consideration was given to whether action would be appropriate to remove them and if so what actions would be needed. On a number of sites comments were raised in relation to issues such as Tree Preservation Orders located on the site or the site being within a conservation area. In these instances development is unlikely to be completely prevented and consideration has been given to the fact that these types of matter can normally be dealt with at the planning application stage.

9.0 Stakeholder Involvement (Guidance Stage 8)

- 9.1 The City Council's website hosts the SHLAA homepage where details are posted of progress, the procedure for site submissions, schedules of sites and details of the call-in for sites. In addition a number of individual letters were sent to residents who had previously expressed an interest in particular housing areas to gain further information to help determine whether sites are deliverable or developable. This exercise brought to light some further information about sites, such as details of local flooding problems.

- 9.2 Following a further consultation period during April/May 2011 all details gathered were considered and the deliverability or developability of sites amended where necessary. There were no contentious sites to discuss by the Tyne and Wear Districts SHLAA Panel.

- 9.3 Meetings were held to discuss the release of council owned land, between officers in the Property Services and Policy sections, including a meeting of the two Heads of Service. All potential council sites were reviewed and recommendations as to when each might be brought forward for marketing by the council was made by the Head of Planning and Property Services. It is considered that the level of certainty of delivery given by this recommendation is comparable to the level of certainty that can be given by developers and owners about privately owned sites.

10.0 SHLAA Results

Schedule and maps

- 10.1 The detailed outcomes of the assessment are included in the schedule in the separate Annex. They are illustrated on the map in that annex as well as by individual sub area maps in this document. It should be noted that the colour coded maps show only the five year period that house completions are expected to begin on the individual sites. Several sites will be built-out over more than one five year period and these are shown in

the schedule in the Annex. The schedule is set out by sub areas. It comprises:

- A unique Sunderland SHLAA reference number, site name, street and map reference which is cross referenced with the SHLAA site map showing the site boundary;
- The site area, its dwelling capacity, greenfield or brownfield status and planning history;
- The status and the source of site, which indicates things such as whether it has planning permission or where the site was obtained;
- The site ownership by type – private; council; gentoo and others.
- Any Category 1 and Category 2 constraints.
- Further comments or constraints which could restrict development, as well as recommendations as to how constraints could be overcome, with possible timescales;
- Details of whether a site is deliverable or developable colour coded to the map(s)
- Relevant comments received from stakeholders.

10.2 For ease of reading, the schedule comprises a selection of information relevant to this report taken from the council's larger database schedule. The full database, which includes estimated site development on an annualised basis, is available to view on the council's web site and also may be viewed at the Civic Centre on request.

Overall results

10.3 Table 6 sets out the main results from the 2012 SHLAA, giving an indication of the total number of potential deliverable and developable dwellings within the next 15 years. The split between greenfield and brownfield sites is also indicated.

10.4 The table shows the potential numbers of houses and housing requirement by 5 year periods for the whole city. It also shows the potential for each of the sub areas that comprise the city. The final two columns show what proportion of the total number of sites are brownfield and greenfield, for the city and for each sub area.

Table 8: SHLAA housing capacity results

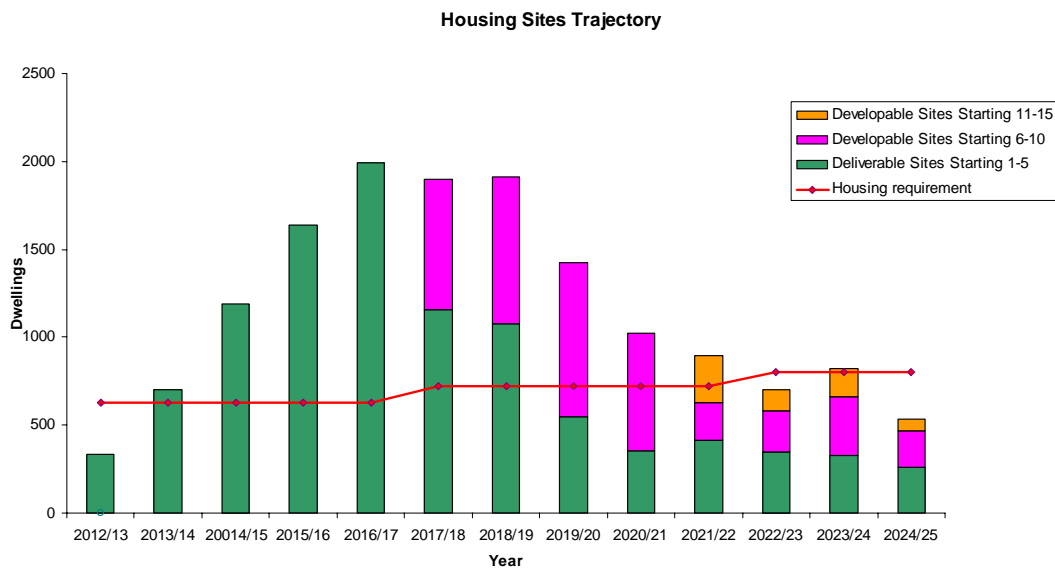
	2012/13-2016/17 Years 1-5			2017/18– 2021/22 Years 6- 10	2022/23- 2026/27 Years 11-15	Total dwellings Years 1-15		Brownf'ld %	Greenfiel d%
Required	3200	% of required	+ 20% Total Figs	3650	4025	10875	% of required		
North	987	31	314	541	235	1763	16	63	37
Central	568	18	578	1183	226	1977	18	100	0
South	1541	48	1943	3437	1840	6818	63	48	52

Wash'ton	731	23	237	272	50	1053	10	82	18
Coalfield	1613	51	768	2001	359	3973	37	64	36
City	5671*	171	3840	7434	2710	15815*	144	71*	29

* Total takes into account 231 dwellings from deliverable small sites (under 10 dwellings) that have planning permission. These sites have not been attributed to the individual ARFs. They are all classed as brownfield.

- 10.5 Overall the estimated capacity of identified deliverable and developable sites is 4940 dwellings more than those required over the 15 year period. Only in the last period is there an under-performance against the housing requirement. This under-count of 1315 dwellings can be accommodated by an over supply of 2471 dwellings in the 1-5 years period, 1831 over supply with an additional 20% to the 5 years supply and an additional 3784 in 6 -10 years period. This will create a surplus of nearly 5000 units, therefore satisfying the city expectations.
- 10.6 Brownfield land comprises some 71% of the total sites identified, which, if all were used towards the new requirement could provide 78% of it. Notwithstanding, it should be noted that there has been a substantial reduction in the capacity of some major brown field sites in Central Sunderland, notably Vaux and Farringdon Row, to better reflect the changing housing market and the proposed new court complex at Farringdon Row.
- 10.7 In the first 5 years the SHLAA has identified a deliverable housing capacity of 5671; 71% more than is required. Some of the larger sites will not only deliver housing in that period but continue to deliver in the years thereafter. Central Sunderland and Sunderland South together are capable of delivering 66% of the total city requirement in the first 5 years and over 81% for the whole 15 years plan period.
- 10.8 The Coalfield can provide 51% of the requirement in the first 5 years and 37% overall; a potential higher than its proportion of the population (17%). However North Sunderland and Washington continue to be severely restricted in the amount of housing they can bring forward due to their built up nature and restrictions to expansion, notably by the Green Belt. The sites within years 1-5 are the most important, these are the deliverable sites which have no major constraints to their early development and have been identified as being suitable for housing purposes. It is expected that over time sites within years 6-10 and 11-15 will overcome their constraints and come forward to ensure a continuous supply of deliverable and developable sites.
- 10.9 The trajectory below is derived from the annualised total completions expected from the SHLAA sites. It is set against the requirements.
- 10.10 The trajectory shows a slow start to housing completions, reflecting the low take up of sites due to the present economic recession and the

uncertainty of the housing market. This situation is expected to rectify itself later in the 1–5 years period, possibly starting in years 2014/15. The number of identified housing sites peaks in 2016/17 when the number of sites exceeds the requirements by over twice as much. This situation is expected to continue over the following four years and well into the 6–10 years period as the larger sites started in the 1–5 years continue to deliver houses, a situation which also continues into the 11–15 years of the plan period. Overall the SHLAA can deliver the housing requirement, with surplus in some years equalling out debits in other years. There are also 1230 dwellings expected to be delivered after the 15 years plan period which could be brought forward if required. It will be the role of the LDF to manage the supply to ensure a continuous rolling supply of sustainable housing sites are brought forward to meet the requirements.



10.11 The city population numbers, set out in Table 7, provide a useful context for the consideration of the results as they relate to each sub area. Each sub area accommodates approximately one-fifth of the city population. The Coalfield sub area with 17% has least population, whilst Sunderland South has most with 23%.

Table 9 Population 2008*

Area	Population	% City population
North	56,686	20
Central	54,507	19
South	65,200	23
Washington	56,433	20
Coalfield	47,446	17
City	280,272	100

* Source: ONS 2007 mid-year estimates.

10.12 Looking at sites in each sub area as a proportion of the total housing requirement and comparing the results with the sub area % population, the following conclusions can be drawn:

- Sunderland North and Washington have an under-representation of sites with only 11% and 7% of the requirement respectively. The urban parts of both areas are tightly bound by Green Belt, whilst Washington's potential for urban expansion is additionally constrained by existing major parks and industrial estates;
- Central and South Sunderland could provide over 56% of the total housing requirement as they encompass substantial inner city regeneration sites as well as major allocations of land on the city's south-east periphery;
- The Coalfield could expect to deliver 26% of its housing requirements.

Major site developments

10.13 Several individual sites or groupings have the potential capacity to achieve substantial additions to the city's housing stock. The situation on these is commented on here (numbers refer to the total site capacity):

10.14 **Sunderland Central:** There are two major sites expected to commence within years 1 – 5 which will deliver new housing, these sites are Stadium Village (175) and Bonnersfield (100). Several large regeneration sites in central Sunderland are expected to deliver housing in years 6 – 10 these include Vaux (275), Farrington Row Ph2 (226) and Sunnyside.

10.15 **Sunderland North:** The majority of homes in the North area come from the development of Extra Care schemes at Castletown and Bunnyhill. Other important schemes include the redevelopment of Hahnemann Court, Southwick phases 3-4 and Carley Hill School, these schemes have a potential to deliver over 760 dwellings in years 1-5. Development of two major sites could deliver new housing in years 6-10 years at Seaburn Camp and Seaburn Amusements with a total potential for nearly 400 dwellings.

10.16 **Sunderland South:** Prospects are optimistic for the delivery of several large sized developments in the first five years. These include Ryhope Hospital, Chapel Garth, Groves, Lisburn Terrace, High Ford, the Paper Mill, Commercial Road, Mill Hill and Willow Farm Ryhope, providing over 900 new dwellings in the first five years of the plan period. On the southern edge of the City it is expected that in years 1 – 5 the Homes and Communities Agency will deliver the first of 710 houses on the Ryhope Hospitals land, whilst at Chapelgarth the council will release further tranches of land towards an overall development of 630 homes.

- 10.17 **Washington:** The Volker Stevin, Springwell Road site and Cape Insulation sites are under construction, these sites will deliver over 250 new dwellings. Other sites which will provide additional housing in the 1-5 years period include Emerson House (90) and High Usworth School (89).
- 10.18 **Coalfield:** Elba Park, the former Lambton Cokeworks is under construction for 340 new houses, together with Murton Lane (343) and Neil Street (72). These sites will continue to deliver houses over the fifteen years of the plan period. Other sites expected to start within the next five years include the Philadelphia Complex (390), Black Boy Road (120), Eppleton (115) and Holmelands (120).

5 year supply of deliverable sites

- 10.19 What is clear from Table 6 is the potential for deliverable dwellings in years 1-5. The requirement for years 1-5 is 3,200 and the actual number of deliverable sites identified through the SHLAA is 5671 or 71% more than required. Note that on several of these sites development will continue into later years and subsequent amounts of homes are attributed to those later years. The table below summarises, from the schedule in the Annex, the broad categories of the deliverable sites.

Table 10: Sunderland's 5 year land supply

Status	Total units April 2012 to March 2017	Cumulative total
Sites under construction – units remaining at 31.03.2012	930	930
Not started with full permission*	857	1787
Not started with outline permission	389	2176
UDP housing allocations	813	2989
ISHL sites	235	3224
Other Brownfield	1728	4952
Other Greenfield	719	5671
TOTAL	5671*	5671

* Including 231 permitted on small sites

- 10.20 Table 10 sets out the sources of the supply of 'deliverable' sites, i.e. those that are expected to be completed or begun in the first five years. Whilst all the sites are considered to be 'deliverable', the table expresses this deliverability in relation to different levels of commitments. This ranges from sites actually under construction, through those with a current planning permission but not yet started, to suitable land that is agreed in

principle for housing, to sites suggested through the SHLAA site calls where there is no obstacle to development in the short term.

- 10.21 When considered against the 5 year requirement of 3,200 dwellings, 62% can be achieved from sites with planning permission, with the remainder delivered by suitable sites already allocated or identified in the saved policies of the UDP, (UDP Alteration No.2) and the approved ISHL.
- 10.22 Looking at the sites in each ARF as a proportion of the total requirement for years 1 to 5 and comparing these figures against the existing sub area population proportions:
- Sunderland South can deliver 48% of its 1 – 5 years land supply from those sites either under construction or with planning permissions
 - Central Sunderland can achieve 9% more than its expected housing target
 - North Sunderland can achieve over three times its expected target;
 - The Coalfield could have a surplus of nearly twice its housing targets.

Other developable sites

- 10.23 Also shown in Table 6, the number of identified developable sites for years 6-10 exceeds the target by 3784 dwellings. For years 11-15 the availability is around 1315 short of the requirement. However, as indicated above, the overall sites potential exceeds the requirement and more sites have been identified than are required for the first 5 years. As such this will ensure the city has a rolling 5 year supply of deliverable housing sites, which will result in those most suitable being brought forward first through the LDF process.
- 10.24 A small number of sites could continue to bring forward new housing post-15 years, with a total potential for a further 1203 dwellings.
- 10.25 The constraints to bringing forward these sites for housing purposes have been identified through the SHLAA process and recommendations have been set out on how these constraints can be overcome. The expected timescales of this have been built into the programming of sites through the annualised schedules. From this, it is considered that a continuous supply of deliverable and developable sites can be maintained.

Sites not currently developable

- 10.26 Around 17% of the sites assessed are considered not developable within the 15 year period considered by the SHLAA. This is due to reasons relating to major access issues, physical constraints, sites located within

the Green Belt and important settlement breaks. The city housing requirement can also be achieved without resorting to sites located within flood risk zone 3a locations, HSE inner blast zones and in other unsustainable locations.

- 10.27 A number of sites have been excluded from the SHLAA altogether following assessment; this is mainly due to the land being developed for a different use, such as offices or hotels being constructed on the site.

Broad areas and small windfalls (Guidance Stages 9 and 10)

- 10.28 PPS3 indicates that if a local authority encounters a shortfall of suitable sites for years 11 to 15 of a SHLAA it is acceptable to indicate broad areas of the authority that might be suitable for the future identification of housing sites. It is considered in view of the present SHLAA methodology that the SHLAA results indicate Sunderland does not need to identify any broad areas for extra development.
- 10.29 PPS3 paragraph 59 states that potential housing that might result from 'windfalls' (as defined in its footnote 31) should not be included in the first 10 years of supply unless the local planning authority can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances a realistic allowance should be included.
- 10.31 This SHLAA has shown that the council does not need to pursue the inclusion of a windfall allowance to meet its requirements. However, it has been explained that the study has not attempted to identify sites that would realise less than 10 dwellings due to the disproportionate resources that would be required for this exercise. It should be noted that evidence from past years (Appendix 4) shows that on average over 70 dwellings per year are provided from small sites in the city.

11.0 Strategic Land Review of Settlement Breaks

- 11.1 Within the Core Strategy we will try to establish how much additional land is needed for housing development, taking into account housing numbers, density, build rates, land for industry, warehousing and distribution, green infrastructure and any other identified needs which cannot be met from existing available land.
- 11.2 The next stage of the search for additional housing sites will include a Strategic Land Review of Green Belt and Settlement Breaks. This is intended to inform the Local Development Framework (LDF) process by identifying, in conjunction with landowners, developers, national and local interest groups and communities, sufficient sites to meet Sunderland's housing needs and whether there is a need to review our planning designations, especially the boundaries of existing settlement breaks.

11.3 In order to establish the criteria for selection of additional sites, which may incorporate settlement breaks, there will be a scoring mechanism or means of categorisation for each use, taking into account the following four categories of criteria:

11.4 Principles of sustainable development

- Existing and potential sustainability of location (transport links etc)
- Proximity to existing settlements and distance from / access to the urban core
- Proximity to employment and services.
- Ability of the proposed site, on its own or with other adjoining sites, to accommodate and support appropriate facilities and infrastructure.
- Sites and areas that will be ruled out or considered unfavourable include:
 - Local Nature Reserves
 - Sites of Special Scientific Interest
 - Sites with protected species present (unless there is an alternative approach allowing development to proceed acceptably)
 - Conservation areas (other than appropriate enabling development, conversion of existing buildings or small infill)
 - Tree Preservation Orders
 - Ancient Monuments
 - Sites on the national register of Historic Parks and Gardens

Impact on the local environment, taking account of:

- Higher-quality or more sensitive landscapes
- Aspects of landscape character worthy of conservation
- Public open spaces
- Sports facilities
- Allotments, except where there is no demand or expectation for sites.
- Local wildlife sites
- Wildlife enhancement corridors
- Ancient woodland
- Sites on the local register of historic parks and gardens
- Archaeological sites
- Any other green infrastructure resources
- Safeguarded mineral sites.

11.5 The role of Settlement Break

The retention of open breaks between settlements is a long-standing element of planning policy for the city (UDP Policy CN6). The Sunderland

Periphery Town Map (1965) included policies to maintain the separate identity of Ryhope, Silksworth and Doxford Park by protecting the open space between. The concepts remain relevant, namely:

- Help to retain the distinct physical characteristics of the City's constituent communities
- Assist in the regeneration of the older or poorer quality urban areas by focusing resources and investment into the built-up areas.
- Provide open space by incorporating leisure/recreational facilities, which help to alleviate local deficiencies.

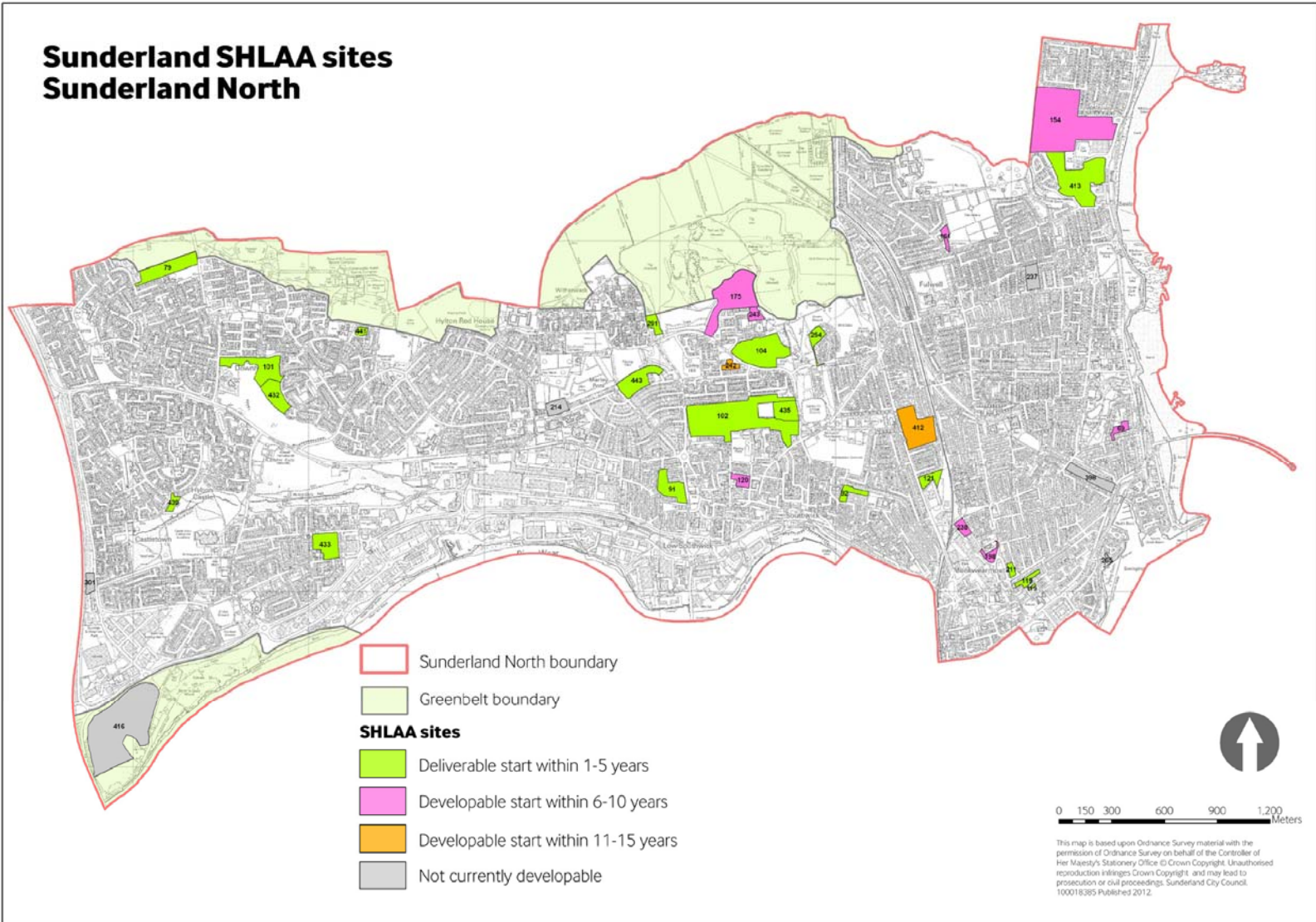
The protection and enhancement of the character of greenspace, agricultural land and areas of nature conservation interest, is a main theme of the LDF. A strategic review of the settlement breaks will be the next stage in the SHLAA and Core Strategy process.

12.0 Conclusions

- 12.1 The analysis demonstrates that the City of Sunderland can identify sufficient suitable land for housing to maintain a rolling programme of deliverable sites over the next 15 years to meet its requirements. The supply of deliverable sites will be monitored on an annual basis and be linked into the City Council's Annual Monitoring Report.
- 12.2 Potential sites are available in all areas of the city, though the greatest potential is in the Sunderland Central and South sub areas, whilst there is an under representation of sites against population in Washington and North Sunderland. Bringing forward the sites within the SHLAA can also achieve brownfield targets helping to maximise sustainable housing development.

Site Schedules

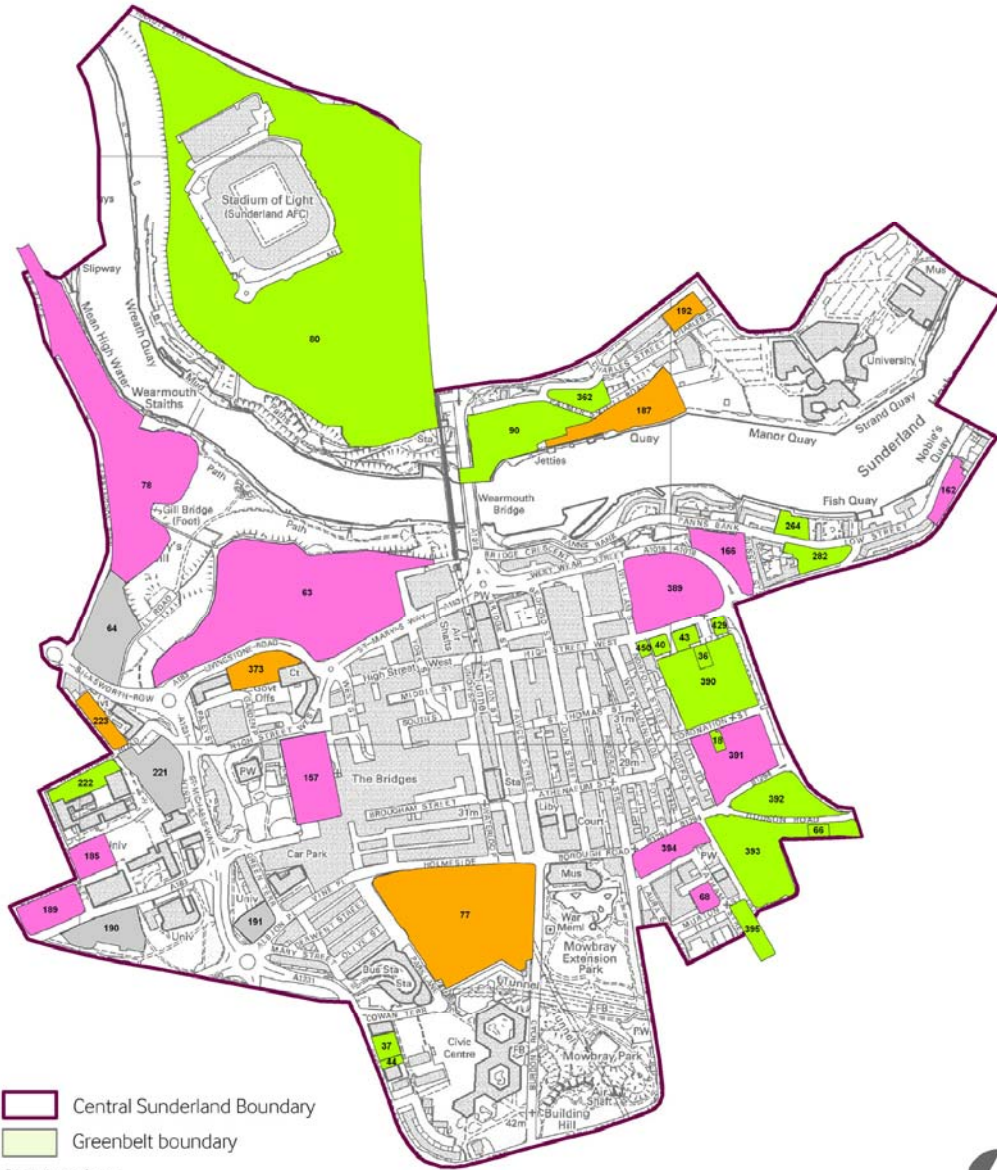
Sunderland SHLAA sites Sunderland North



Sunderland North Sub Area							
Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
69	St Georges Terrace	14		14			
79	Hylton Lane	80		80			
91	Southwick Primary School	56	56				
92	Monkwearmouth College, Swan Street	28	28				
101	Kidderminster, Land east of Hylton Lane	144	94				
102	Southwick Phase 3-5	199	71				
104	Carley Hill School, Emsworth Road	65	75	25			
120	St Hilda's Church, School and adjacent land	24		24			
121	Newcastle Road Baths	30	30				
154	Seaburn Camp, Whitburn Road	144		75	69		
161	Dovedale Road, land at	12		12			
175	Fulwell Quarry East, land at Bell House Road	160		60	100		
198	All Saints House, Portobello Lane	21		21			
211	36 to 38 Roker Avenue	24		24			
214	Redcar Road, land at	24					24
237	Fulwell Junior School, Sea Road, Fulwell	27					27
238	Portobello Lane, Roker Avenue	26		26			
242	Ridley Street off Emsworth Road, Carley Hill site of 26 to 70 even	14			14		
243	Earlston Street, Eyemouth Lane, Carley Hill	14		14			
254	Fulwell Reservoir, Viewforth Terrace	21	21				
265	Beacon Drive, site at	10					10

Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
301	Ferryboat Lane, land at	16					16
398	Givens Street, Roker, land at	26					26
412	Monkwearmouth Hospital, Newcastle Road	52			52		
413	Seaburn Amusements, Whitburn Road	226	60	166			
416	Land North and West of Ferryboat Lane	190					190
432	Bunnyhill Extra Care	152	152				
433	Castletown Aviary B	173	173				
435	Hahnemann Court site B	132	132				
439	Cricklewood Road land at	12	12				
441	Rockingham Road	10	10				
443	Marley Potts	70	70				
			987	541	235		293

Sunderland SHLAA sites Central Sunderland



- Central Sunderland Boundary
- Greenbelt boundary
- SHLAA sites**
- Deliverable start within 1-5 years
- Developable start within 6-10 years
- Developable start within 11-15 years
- Not currently developable

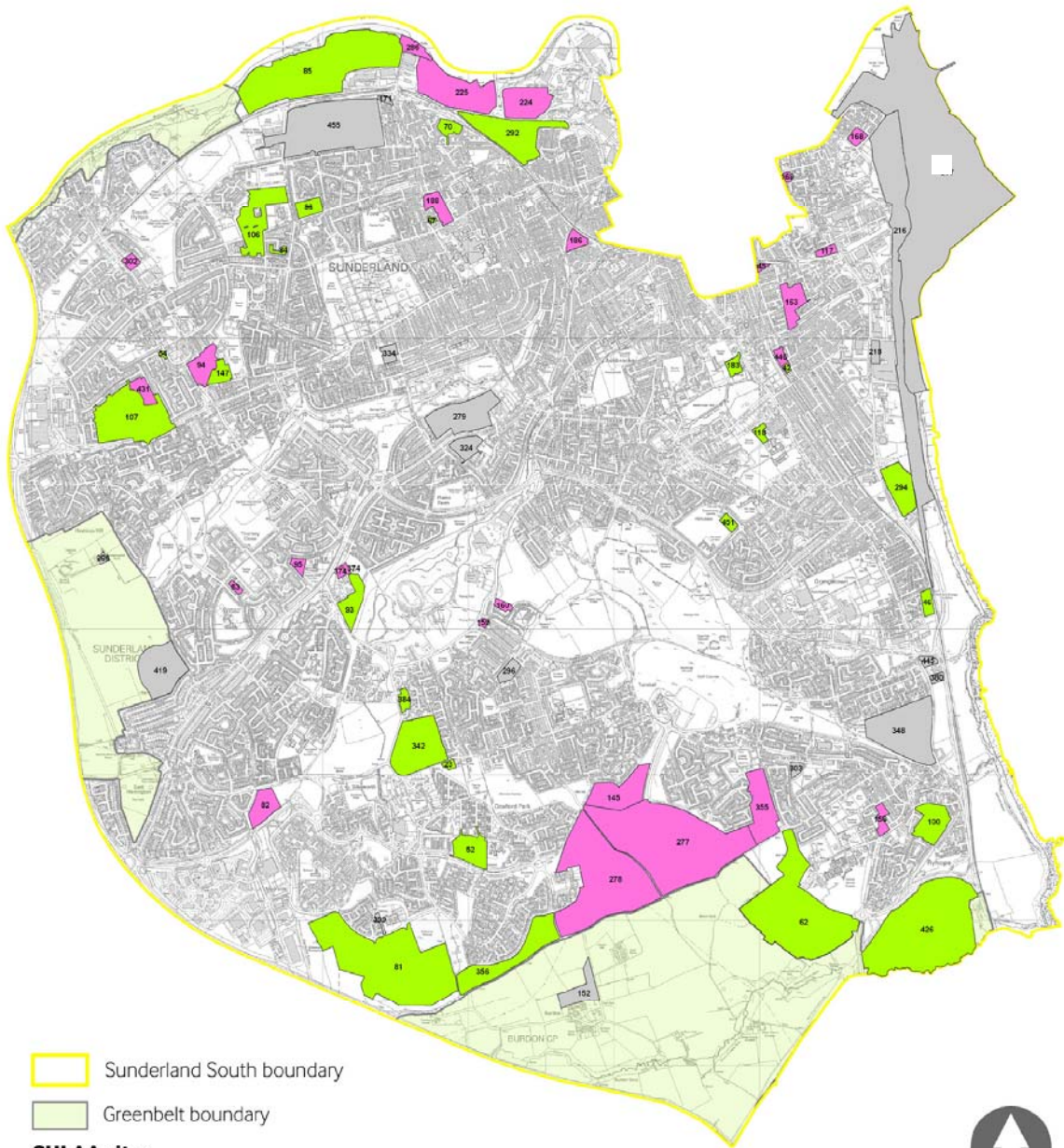


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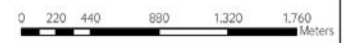
Sunderland Central Sub Area							
Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
18	42 to 45 Nile Street	23	23				
36	4-8 Villiers Street	34		34			
37	24-28 Stockton Road	24		24			
40	187-193 High Street West	16		16			
43	178-185 High Street West	62	62				
44	The Bunker, Stockton Road	19		19			
63	Vaux Brewery (site of)	320		275	45	280	
66	5-18 Hudson Road (West Sunnyside)	20	20				
68	8-12 Murton Street	45		45			
77	Holmeside Triangle, Park Lane	75			75		
78	Farringdon Row Phase 2-4	226		226			
80	Stadium Village, Sheepfolds, Monkwearmouth	300	175	125			
90	Bonnersfield, St Peter's Wharf	350	100	250			
157	Crowtree Leisure Centre, Crowtree Row	50		50			
162	High Street East, land at	14		14			
166	Numbers Garth and Former School, Russell Street	20		20			
185	Wearmouth Hall site, Chester Road, land to rear of existing - Wharnclyffe Street	19		19			
187	Bonnersfield land at- Palmershill Road	46			46		
189	Forster Building, Chester Road	26		26			
190	Technology Park, Chester Road	33					33
191	Priestman Building, 1-2 Green Terrace	14					14

Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
192	Manor Quay and Wearbank House, Charles	12			12		
221	Hind Street/Hope Street/Silksworth Row	34					34
222	Waterworks Road	19	19				
223	Johnson Street	23			23		
264	Scotia Quay, Low Street	10	10				
282	Little Villiers Street	15		15			
362	Bonnorsfield Industrial Units	50	25	25			
373	Gillbridge Police Station	25			25		
389	Sunniside, North East Sector - West Wear Street	40		40			
390	Sunniside, Central Area - Sanns Street	62	62				
391	Sunniside, Nile Street (South) - Coronation Street	16		16			
392	Sunniside Tavistock Gateway	30	30				
393	Sunniside, Hudson Road, Tatham Street	17		17			
394	Sunniside, Borough Road	20		20			
395	Sunniside, Tatham Street Car Park	30	30				
450	194 – 197 High Street West	12	12				
	Total	1968	568	1183	226	280	81

Sunderland SHLAA sites Sunderland South



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



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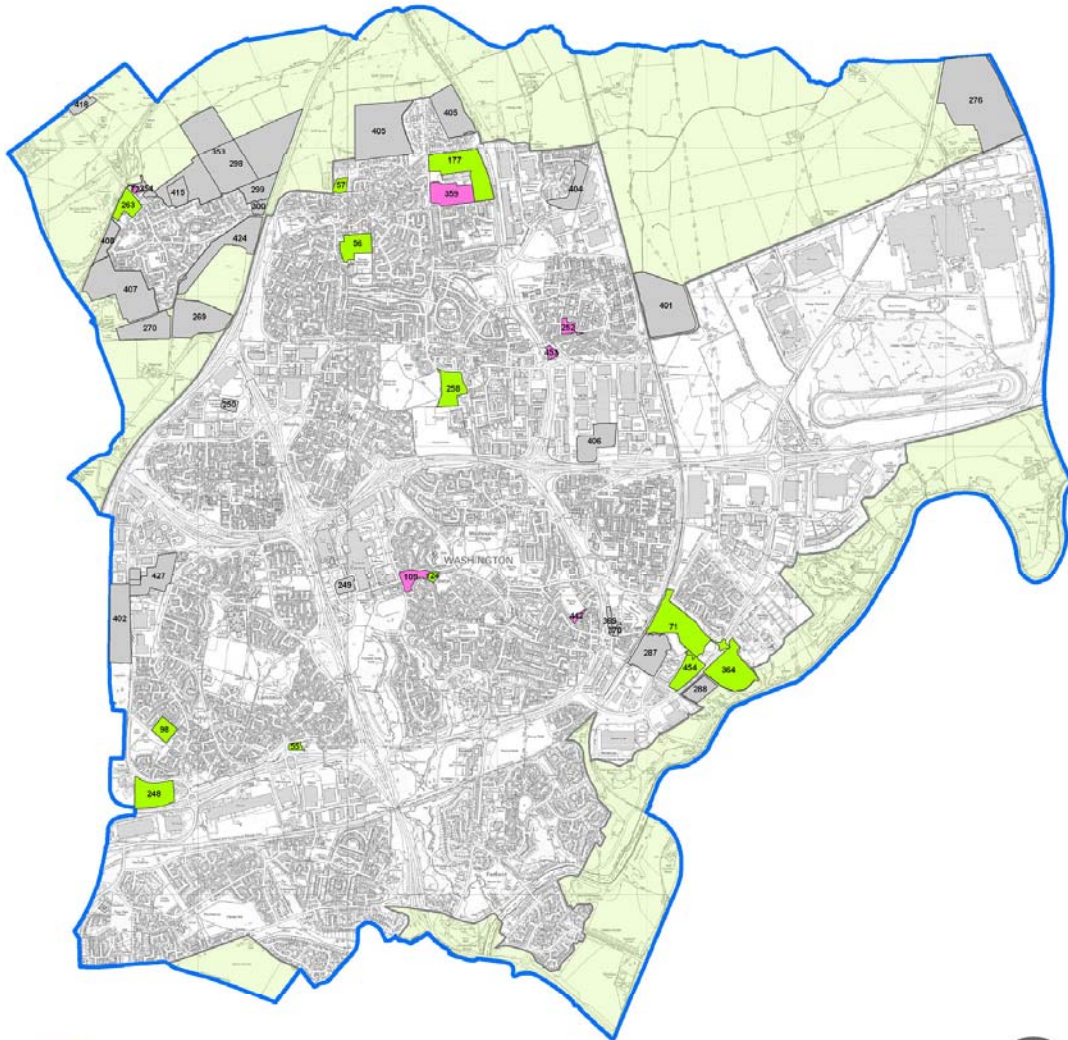
Sunderland South Sub Area							
Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
23	The Oaks	10	4				
42	Former Bus depot, Toward Road	20	20				
45	Toward Road Service Station,	40		40			
46	Angram Drive, Grangetown	19	8				
52	Doxford Park phase 3	127	-25	152			
53	Land rear of Thorney Close Club, Thorndale Road	30		30			
54	Former Eagle Public House, Portsmouth Road	16		16			
62	Ryhope and Cherry Knowles Hospital	770	170	300	240	60	
67	R & J Smith Motors Ltd. Pallion Road	16	16				
70	The Forge, Pallion	66	66				
81	Chapel Garth	650	70	200	200	160	
82	Clinton Place	80		80			
84	Priestman Court land at	12		12			
85	Groves, Woodbine Terrace	650	100	300	250		
93	North Moor Lane	65	35	30			
94	Grindon Hall Christian School, Nookside	39		39			
95	Thorney Close Primary School, Torquay Road	30		30			
96	Felstead School, Fordfield Road	176	176				
100	Ryhope Village	180	137	43			
106	High Ford Estate, Phases 1 to 5 incl Flodden Road	285	130	155			

Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
107	Pennywell phases 2 to 6	102	60	42			
117	Dawson and Usher works Hendon	32		32			
118	Belford House, Ashcroft and Belford Close	10	10				
145	Burdon Road and Burdon Lane	124		30	94		
147	Greenway House, Nookside	35	35				
152	Burdon Village, Burdon Lane	55					55
156	Ex North Block, Stockton Road	28		28			
159	Sportsman's Arms, land adjacent to - Durham Terrace, Silksworth	12		12			
160	East of Silksworth Lane - Dene Street	32		32			
163	Amberley Street, Harrogate Street, Mowbray Road, Hendon	115		115			
168	Burleigh Garth, Prospect Row	36		36			
169	Covent Garden, Cork Street	12		12			
171	Former Pallion Station site	16					16
183	Ashburn House, Ryhope Rd	26	26				
186	University Precinct, Chester Road	40		40			
188	Clanny House, Peacock Street West	80		80			
216	Hendon Sidings, Prospect Row	370					370
217	The Port Barrack Street	1335					1335
218	Littlewoods Home Shopping, land adj, Commercial Road	23					23
224	Deptford Works, Pallion New Road	156		90	66		
225	Former Pallion Shipyard, Pallion New Road	250		100	150		
277	Burdon Road and Burdon Lane	900		180	240	480	
278	Burdon Road and Burdon Lane, site 3	600	50	145	240	165	

Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
279	Bede Centre and surrounding land, Durham Road	135					135
286	Woodbine Terrace / Ditchburn Terrace	65		65			
292	Lisburn Terrace, site 2 land at	212	90	150	53		
294	Paper Mill, Commercial Road	300	118	182			
296	Allotment site Lincoln Avenue Silksworth	32					32
302	Hylton Bank, land at	22		22			
303	Ryhope Street, land at back	28					28
324	Durham Road and Tudor Grove, land east	60					60
334	Holy Cross House, Etterick Grove	30					30
342	Mill Hill, Land at - Silksworth Lane	168	90	78			
348	Ryhope Road, land to West	245					245
355	Rushford Phase 2. Burdon lane	227		150	77		
356	Burdon Road/Hall Farm Road	130	50	80			
366	Hastings Hill Farm, Foxcover Road	14					14
374	Farringdon Police Station, Primate Road	47		47			
380	Grangetown Autos, Ryhope Road Eastside	25					25
384	Hunters Lodge, Silksworth Close	7		7			
399	West of Portland School, Hall Farm Road	11					11
419	Middle Herrington Farm	150					150
426	Willow Farm, Ryhope	450	80	200	170		
431	Pennywell site B	55		55			
445	Salterfen land at	30				30	
446	Builders Yard, Toward Road, Hendon	32					32
451	Stannington Centre	25	25				

455	Pallion Industrial Estate	450					450
	Total		1541	3437	1840	825	2529

Sunderland SHLAA sites Washington



-  Washington boundary
-  Greenbelt boundary
- SHLAA sites**
-  Deliverable start within 1-5 years
-  Developable start within 6-10 years
-  Developable start within 11-15 years
-  Not currently developable

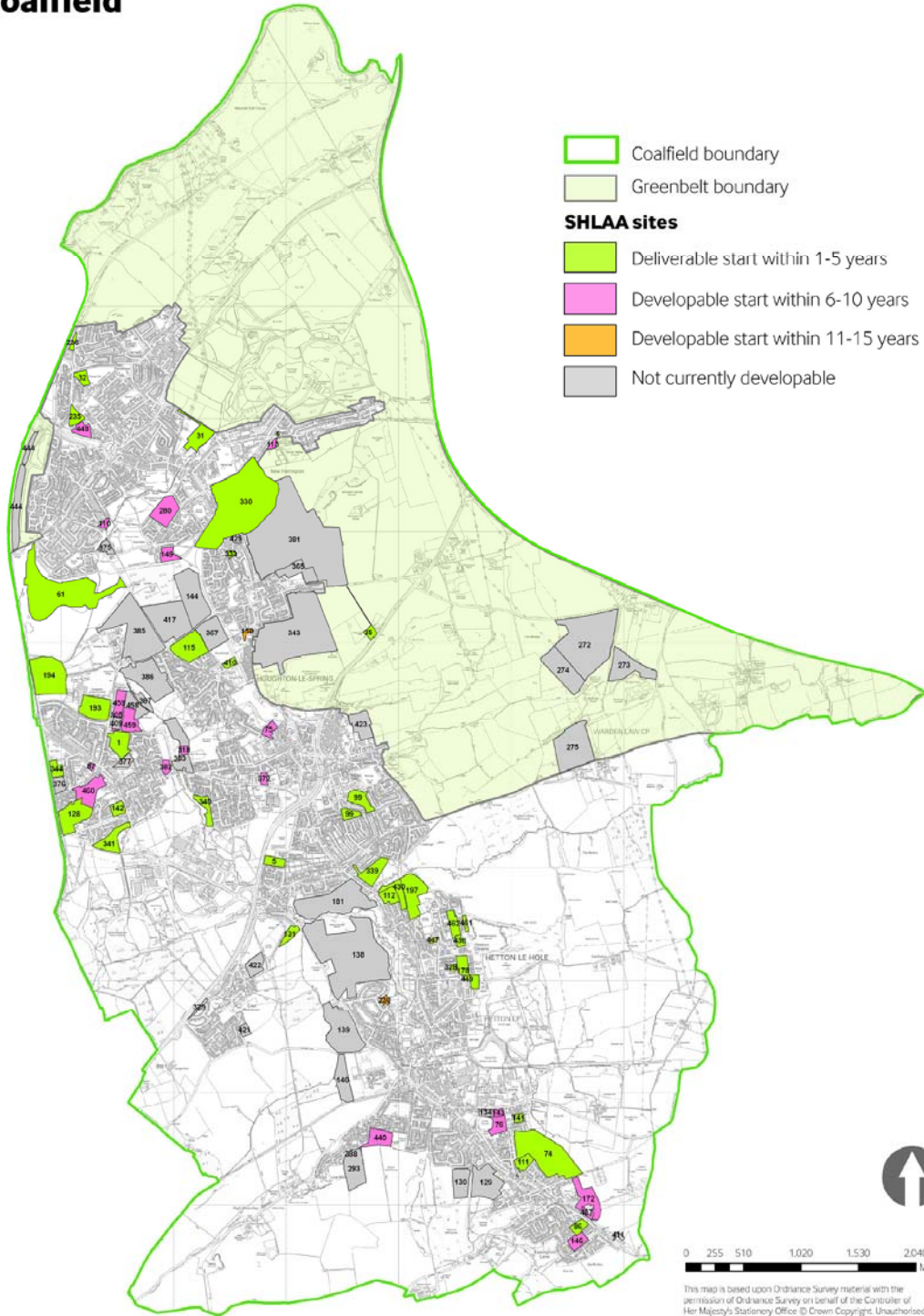


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Washington Sub Area							
Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
55	West of Burtree, Cambrian Way	28	3				
56	High Usworth Infant School, Well Bank Road	109	89				
57	George Washington Hotel land adjacent to, Stone Cellar Road	16	16				
71	Cape Insulation, Barmston Road	269	123				
98	Ayton Primary School, Gold Crest Road	40	40				
124	Glebe Village House, Dryborough	100	40	60			
177	Former Usworth Comprehensive School Site A, Station Road	89	40	49			
248	Emerson House, Emerson Road	125	90	35			
249	Galleries Car Park adj to Asda	30					30
250	B & Q Warehouse (former), Armstrong Road	20					20
252	Hastings Court	20		20			
258	Albany Park, Spout Lane	70	70				
263	Springwell Road	60	60				
269	Blue House Fields, Springwell Road	115					115
270	Mount Lodge, Mount Lane	72					72
276	North Hylton	333					333
287	Wilden Road Pattinson - Station Road	80					80
288	East of Pattinson Road and south of Sewage works, site 2	45					45
298	Usworth House Farm, land at	403					403
299	Peareth Hall Farm, Peareth Hall Road	45					45
300	Springwell Trust meeting house, Peareth Hall Road	24					24
354	Warren Lea, land rear of - Springwell Road	25					25

Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
359	Former Usworth Comprehensive School, Site B	120		70	50		
364	Pattinson Road, land south of	95	95				
369	Units 1-22 Swan (North) Industrial Estate	22					22
370	23 Edison Road (works depot), Swan (North) Industrial Estate	16					16
401	East of Sulgrave Road, land at	180					180
402	Crowther Industrial Estate, land at - Brockwell Road	123					123
404	West of Waterloo Road (Sulgrave Industrial Estate) , land to	45					45
405	Green Belt Land at Golf Course (George Washington Hotel) - Stone Cellar Road	280					280
406	Bentall Business Park, land at - Tower Road	66					66
407	Milton Place, Mount Lane, Springwell	176					176
408	North and Rear of Windsor Terrace, Land at	27					27
415	Uplands Way, Springwell	45					45
418	Low Mount Farm, Springwell	35					35
424	Stoney Lane, Springwell	110					110
427	Tilley Road, Crowther IE	70					70
442	Willow Close	10		10			
453	Silverstone Road West	10		10			
454	Teal Farm Lower Plateau	83	65	18			
	TOTAL	3835	731	272	50	0	2608

Sunderland SHLAA sites Coalfield



Coalfield Sub Area							
Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
1	High Dubmire Phase 2, Mulberry Way	125	19				
5	Davenport School, Old Durham Road (26 dwellings complete)	57	4				
6	Former Flighters Pub, West Lea (6 dwellings complete)	11		5			
31	East of Windermere Crescent	80	8				
32	Robertson Yard, Station Road, Penshaw	27		27			
35	Over the Hill Farm, Durham Road	10	1				
61	Former Lambton Cokeworks Site	359	124	179	35		
74	Murton Lane	371	133	200	10		
75	Halliwell Street and Brinkburn Crescent	38		38			
76	West of Lyons Avenue	42		42			
86	Easington Lane Primary School Building	30	30				
87	Dubmire Primary School, Britannia Terrace	15		15			
99	Site of Windsor Crescent/Hall Lane	121	51				
110	Starks Builders yard, Hunter Street	25		25			
111	Land at Neil Street and the Bat Cave	72	43				
112	Broomhill Estate Phase 1 and 2	6	-52	58			
113	Site of Herrington Workingmen's Club	14		14			
115	Holmelands, land adjacent to - Hawthorn Street	120	92	28			
128	Black Boy Road (site A)	160	120	40			
129	Hetton Moor House land to rear of Seymour Terrace	117					117
130	Elemore Golf Club, land adjacent to - Pimlico Road	58					58

Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
131	Southern House Farm, land at - North Road	8	8				
134	Football pitch, Colliery Lane	21					21
138	North Road, land at	300					300
139	South Lodge Farm, North Road	156					156
140	Hazard Lane, land off	97					97
141	Former Boys Club, Lyons Avenue, land off	16	16				
142	Former Chilton Moor Cricket Club, Black Boy Road	30	30				
143	Lyons Cottage, land to rear of	25		25			
144	Coaley Lane Land at	63					63
146	Easington Lane Primary School Playing Fields, School View	40		40			
149	Aster Terrace, land at back of	60		60			
150	Land adjacent Newbottle Primary School, Houghton Road	12			12		
172	Forest Estate, Land at - High Street	120		120			
178	Downs Pit Lane, land to the North - Regent Street	80	80				
181	Houghton Road, Hetton, land at	200					200
193	SIG Combibloc Limited, Blackthorn Way	200	100	100			
194	Lambton Lane, land at	160	60	100			
197	Eppleton Primary School, land north of - Church Road	115	95	20			
230	Rutland Street, Hetton, land rear of	12			12		
235	Manor House, Station Road, Penshaw	40	38				
236	Penshaw Garage, Cox Green Road	46	46				
272	North Farm, Warden Law Site 1, land at - Gillas Lane	330					330

Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
273	North Farm, Warden Law Site 2, land at - Gillas Lane	95					95
274	North Farm, Warden Law Site 3, land at - Gillas Lane	108					108
275	North Farm, Warden Law Site 4, land at - Gillas Lane	165					165
280	Shiney Row Centre, Success Road	95		95			
293	Low Moorsley, land at (Ennerdale Street)	79					79
305	High Dubmire, land at - Mulberry Way	18					18
318	Moor Burn House, Dairy Lane	15		15			
328	Princess Gardens, land at (Regent Street)	11	11				
329	Highfield Hotel, Durham Road	11					11
330	Philadelphia Complex Site 3	448	90	150	150	38	
333	Fletcher Terrace, land at (Lumley Crescent)	15	15				
339	Land at Gillas Lane	75	60	15			
340	Front Street, Fence Houses, Land to the east of	48	48				
341	Redburn Row, Land to the north of	55	55				
343	Grasswell, land at (Houghton Road)	450					450
344	Chilton Moor Gardens site 2 (Durham Street)	32	32				
349	Philadelphia Junction, land at (Philadelphia Lane)	150	90	60			
365	Newbottle Site 2, Land at (Sunderland Road)	110					110
367	Coaley Lane, Land at	55					55
372	Houghton Police Station, Dairy Lane	12		12			
375	Stott's Pasture, Golf Course Road	19					19
376	Chilton Gardens, Chilton Moor	25					25
377	High Dubmire, Chilton Moor, Land at	30					30

Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
381	Newbottle Site 1, Land at (Sunderland Road)	807					807
382	Dairy Lane, Site 1, Land at	18		18			
383	Dairy Lane, Sites 2 & 3, Land at	70					70
385	Sedge letch Site 1, Land at (Blind Lane)	242					242
386	Sedge letch Site 2, Land at (Blind Lane)	136					136
387	Sedge letch Site 3, Land at (Blind Lane)	28					28
388	Ennerdale Street, Low Moorsley, Land at	22	22				
409	Dubmire Industrial Estate, Sedgeleth Road	190		120	70		
410	Blind Lane, land to North of	40	40				
411	Snippersgate, land at (South Hetton Road)	12					12
417	Rear Bee Hive Pub, Coaley Lane	250					250
421	Quarry House Lane, East Rainton	15					15
422	Markle Grove, East Rainton	45					45
423	Market Place, Houghton	65					65
425	Electric Crescent Allotments	14					14
430	Eppleton	8	8				
437	Forest Lane land at	14		14			
438	Eppleton Estate	24	24				
440	Cragdale Gardens	120		120			
444	Biddick Woods	170					170
447	Former All Saints Church, Church Road Hetton	10	10				
448	Penshaw House	46		46			
449	50 – 56 Market Street, Hetton Downs	12	12				
458	Dubmire Industrial Estate, phase 2	70					70
459	Dubmire Industrial Estate phase 3 & 4	130		60	70		

460	Land north of Black Boy Road (site B)	120		120			
461	Maudlin Street, Hetton Downs	30	10	20			
462	Henry Street Hetton Downs	40	40				
	Total		1613	2001	359	58	4329

Appendix 1

Tyne and Wear districts' sub-regional concept paper and lists of groupings of participants

Tyne & Wear Strategic Housing Land Availability Assessments (SHLAA) Sub-Regional Addendum Concept Paper and Supplementary Guidance (Revised July 2008)

The five Tyne & Wear local authorities are proposing to undertake their first Strategic Housing Land Availability Assessments (SHLAA) during 2008/09. The Government view SHLAAs as "a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes".

The primary role of SHLAAs is to plan for and enable the continuous delivery of a flexible supply of land for new housing over a period of at least 15 years, including managing a continuous 5-year supply of deliverable sites. SHLAAs will form a critical part of the comprehensive evidence base for future Local Development Framework (LDF) development plan documents which, alongside other information, will be used to inform decisions in plan making, including future land allocations. The SHLAAs will identify sites with potential for future housing development, assessing their suitability, availability and how soon development could be achieved, as well as an assumption of how many homes they could yield (their indicative dwelling capacity). However, SHLAAs do not represent planning policy or determine whether or not a site should be allocated or granted planning permission. SHLAAs are required to be regularly kept up to date as part of the LDF Annual Monitoring Report.

A **SHLAA Practice Guidance** note was published by **Communities & Local Government (CLG)** in July 2007 [<http://www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment>], in support of the requirement in **PPS3 Housing** (November 2006 – para.40-61 and Annex C) [<http://www.communities.gov.uk/publications/planningandbuilding/pps3housing>].

Further guidance on preparing SHLAAs and implementing them through the development plan process has since been published by the **Planning Advisory Service** (January/April 2008) [<http://www.pas.gov.uk/pas/core/page.do?pageld=54317>], in partnership with the Planning Officers Society, together with a series of SHLAA Frequently Asked Questions arising from PAS LDF seminars (January/February 2008). The **Planning Inspectorate** has also published related CLG advice on **Demonstrating a 5 Year Supply of Deliverable Sites** [http://www.planning-inspectorate.gov.uk/pins/advice_for_insp/advice_produced_by_dclg.htm] in accordance with PPS3 requirements, and the performance monitoring of new **National Indicators NI154 and NI159**.

Regionally, the North East Assembly (NEA) has worked with local and county council planners, the Government Office for the North East (GO-NE), One NorthEast (ONE) and the Homebuilders Federation (HBF) since October 2007 on the production of a **North East England SHLAA Regional Implementation Guide** and an associated Regional SHLAA Sites Database (in Microsoft Access). This was finalised in March 2008 [<http://www.northeastassembly.gov.uk/document.asp?id=806>]. This implementation guide is written as a common framework for the North East region and seeks to ensure a reasonable degree of consistency across the region in the way data is collated and recorded. This is designed to enable the SHLAA data to be potentially integrated across local authorities and thus more easily inform future planning for housing in the Regional Spatial Strategy (RSS) and enable disaggregation across cross-district Housing Market Areas. The guidance also includes an indicative timeline for the production of a SHLAA.

The Tyne & Wear SHLAAs will be produced in line with this national and regional guidance.

CLG have recently clarified (via the North East Assembly) that all local authorities are now required to have a SHLAA in place by a cut-off date of 31 March 2010 at the latest in order to qualify for the related

funding awards under the new **Housing & Planning Delivery Grant (HPDG)**. It has nevertheless been suggested that a greater share of potential annual HPDG funding may be available for those authorities that complete their SHLAAs a year earlier by 31 March 2009.

The North East Assembly (NEA) have also subsequently advised that, in order to feed into the forthcoming housing-led review of the **Regional Spatial Strategy** (RSS consultation draft provisionally scheduled in February 2009, with a revised draft in October 2009), they would like to be in a position to collate district-wide SHLAA results (or at least headline data) during Autumn/Winter 2008.

The sub-regional SHLAAs will also be taken into account in the preparation of the **Tyne & Wear Strategic Housing Market Assessment (SHMA)**, which is being prepared by the Tyne & Wear Housing Partnership. Individual authorities are also undertaking their own District-wide SHMAs and housing needs studies which, in combination with the SHLAAs, will also inform decisions on housing land allocations in Local Development Frameworks.

The SHLAA work also has interrelationships with **English Partnerships' Local Brownfield Strategies** work, the **National Land Use Database (NLUD)** [<http://www.englishpartnerships.co.uk/nlud.htm>], and the **Register of Surplus Public Sector Land (RSPSL)** [<http://www.englishpartnerships.co.uk/rspsl.htm>] which will bring up some key sites for inclusion in the SHLAA database.

It is also recognised that many of the sites surveyed for the SHLAA will also be relevant to local **Employment Land assessments** and work on **Open/Green Space Strategies**, such that there will be undoubted opportunities in the recording of site survey data to minimise or avoid potential duplication of work. Hence there may be potential for the SHLAA sites database to hold much of the data for these other studies too, or at least to use common site reference numbers to enable ease of cross-referencing and for exporting site data between databases.

Tyne & Wear SHLAA Partnership Working

A planning-based **Tyne & Wear SHLAA steering group** was set up in February 2008, and met again in March and April 2008. The purpose of this group is to enable and coordinate collaborative sub-regional working on the SHLAAs and to ensure an element of sub-regional consistency within the flexibilities provided by the regional guidance. Individual authority working groups would then manage the practical aspects of the SHLAA work in each district.

The steering group has also discussed aspects of establishing the required wider **sub-regional key stakeholder partnership**. In accordance with the national and regional guidance, a key stakeholder partnership was subsequently established comprising local authority planning and housing officers together with representatives of housebuilders/developers, Registered Social Landlords (RSLs), local estate/property agents, and other agencies such as the North East Assembly (NEA), ONE NorthEast, English Partnerships and private sector consultants, as well as the Government Office for the North East (GO-NE), Environment Agency, Highways Agency, utilities companies and other local interests as appropriate. The partnership were given an introductory presentation on SHLAAs in June 2008, at which it was agreed that a core **sub-regional SHLAA key stakeholder panel**, comprising the lead local authority officers and about 5 others from different sectors, should be established. This group would perform an overview role in acting as a 'sounding board' for final agreement on sub-regional aspects of the SHLAA methodology, as well as serving as a critical panel for the site assessment workshops. The partnership could also meet on an annual basis if appropriate to review the approach and processes, membership of the panel and longevity, etc.. Partnership members would also be encouraged to inform the panel of lessons learnt from other SHLAAs elsewhere in the region and elsewhere.

The Tyne & Wear Housing Partnership is also supportive of this sub-regional approach, similar in some ways to a stakeholder group being established to oversee the sub-regional Strategic Housing Market Assessment (SHMA). However, it was suggested by the SHMA group that, regardless of some inevitable overlapping of personnel, the two groups should be kept distinct from each other rather than merged to perform a dual SHMA and SHLAA role.

The pre-established key stakeholder partnership would then be called upon 'ad hoc' by each local authority at key stages of their respective SHLAAs when necessary, primarily in terms of holding **stakeholder workshops** to assess the developability/deliverability and indicative housing yield/capacity of identified potential housing sites. The internal and external workshops would generally be held on an individual authority basis to discuss and draw upon expert advice for the detailed assessment of major sites that have been identified as being potentially suitable for housing development. This would ensure that the assessments' findings are as robust and accurate as possible. Any sites where the wider partnership is unable to reach consensus about indicative site yield/capacity and timeframe for deliverability would be taken to the key stakeholder panel for a final decision. Details for each site to be assessed by the partnership would need to be circulated 6-8 weeks in advance of the external workshops taking place. The workshops could be in the form of an open day for partners to attend, or could take a more formal format. Workshop and panel participants would nevertheless be required to raise any declarations of interest (eg. as landowners, developers or agents) when assessing individual sites. Whilst authorities may wish to arrange their own individual workshops with the partnership, it has been suggested that Tyne & Wear Research & Information (TWRI) might be in an appropriate position to help coordinate and oversee these workshops, having previously had experience of running the joint meetings with the House Builders Federation (HBF) under the old-style land availability studies, although this would need to be confirmed.

A sub-regional version of the NEA-based timetable has been broadly agreed (as updated at Annex 1), which schedules for these workshops to take place during Autumn 2008 with the findings of the first SHLAAs being published in early 2009. **The key stakeholder panel has recommended that the following timetable should be adhered to in order to target the initial March 2009 deadline:**

- Site surveys and data collation and input – July-September 2008
- Sub-regional call for any new sites to be put forward* – August 2008
- Internal workshops – September 2008
- External workshops – October-December 2008 (NB. circulate site details 6-8 weeks in advance)
- Panel workshop – end January 2009
- Initial SHLAA findings (to inform 5-year housing land supply report) – end March 2009
- Final SHLAA reports – March-May 2009

[* Sites previously put forward as part of LDF consultation exercises will usually be automatically included in the SHLAA for consideration, so there would be no need for these to be submitted again.]

The steering group has also discussed matters around staffing, time and financial resources for undertaking the SHLAA work required, not only in terms of the initial survey work, but also for the annual updating of the SHLAA required by the national and regional guidance. The Planning Advisory Service generally recommend keeping the SHLAA work in-house as opposed to commissioning consultants, although this is not ruled out as an option. It has been mooted that there may be a possibility of TWRI hosting a sub-regional SHLAA database if this was considered necessary, as well as utilising their IT skills in terms of transferring and converting existing Urban Capacity Study database data to automatically populate corresponding fields in the SHLAA database as the starting point. They may also be able to assist through their GIS skills in mapping the surveyed sites, and possibly placing the SHLAA sites on the internet for wider consultation if that was considered appropriate given the SHLAA's relative status in terms of not being a development plan site allocations document (eg. similar to that done for Sedgfield Borough Council's major allocations consultation [<http://www2.sedgfield.gov.uk/MajorAllocations/?accept=true>]).

Sub-regional Data Consistencies

Several detailed aspects of the regional database have also been discussed by the steering group and partnership to agree on a consistent sub-regional approach.

Under the initial **Site Details** section, it was agreed that:

- it should be left to the individual discretion of each local authority as to whether any site area or likely housing yield threshold should be applied to the size of sites to be surveyed as part of their SHLAA.
- the **National Grid Reference coordinates** and **postcode** should be recorded consistently for either the centre point of the site, or alternatively for the main entrance (as per the North East Business Accommodation Project guideline).

Within **Category 2 of the Site Designations** section, it was agreed that:

- within Tyne & Wear there are no County Wildlife Sites, Areas of Outstanding Natural Beauty (AONB) or National Parks.
- **Sites of Nature Conservation Importance (SNCI)** – or **Local Wildlife Sites** in the case of South Tyneside's current review –, sites including a **Great Crested Newt Pond**, **Green Belt** land, **allotments** and **designated open spaces** (generally regarded as formal parks and major areas of strategic open space), and possibly also **non-designated open spaces**, could be excluded from further assessment (ie. as if Category 1 zero potential designations) at each authority's individual discretion – if excluded to start with, they could still be reviewed at a later date should the initial results of the SHLAA suggest that there are likely to be insufficient deliverable or developable potential housing sites to meet RSS allocations and identified local Housing Market Area needs.

It was also considered that Historic Landscape designations are likely to be excluded in other ways anyway (eg. through being part of the designated Green Belt or nature conservation sites).

As regards obtaining **utilities information**, it was considered that the most appropriate way would be to approach the utilities companies on a joint Tyne & Wear basis, submitting only the larger potential development sites once these had been identified (eg. >0.4ha site area or >10 dwellings indicative capacity). The collation of **utilities and infrastructure capacity information** was also raised as an issue of concern since this has previously been rather difficult to obtain. However, informal discussion with English Partnerships suggests that they might be in an appropriate position to be able to assist with collating such utilities information on a Tyne & Wear basis once all the potential development sites have been identified.

Discussion around the **Services Proximity** section concluded with general agreement that:

- the focus should be on measuring proximity to **city/town/district centres** as defined in LDFs/UDPs (since these will in most cases include many other services), as well as **Metro/train stations** (including proposed new stations), given the sequential approach to focussing higher density development in the most accessible locations.
- proximity to **primary and secondary schools** may be worth measuring, although this could prove unworkable in areas undergoing school reorganisation aimed at reducing surplus places and ensuring that future schools capacity is broadly in line with likely future population distribution taking into account the RSS housing allocations. Hence, this may be left to individual authority's discretion.
- it will also be left to individual authority's discretion whether to include measuring **proximity to supermarkets, local shops, banks/cash machines** (less of an issue given their increasing presence in pubs and supermarkets, together with online banking), **libraries** (often located in main centres anyway), **GPs/doctors and dentists, employment sites, the trunk road network and bus stops** (frequency/destination of services is not guaranteed, being dependent on commercial service operation, although there may be potential to consider including bus stops that form part of a SuperRoute network).
- **distances** should be measured simply using 'as-the-crow-flies' straight line distances (much easier for GIS mapping) from the centre point or main entrance of the site, and plotted using the gazetteer.

It was also noted that **scoring** of these factors was specifically deterred at a recent PAS regional seminar event, and had subsequently been removed from the regional guidance. Hence, it was agreed that any such use of scoring or weighting would not be appropriate.

The group also agreed that in measuring the indicative **Housing Yield** in the final section, the initial local authority yield estimate should be based on the following indicative housing densities for the four distance zones (as derived from the proximity to a city/town/district centre or Metro/train station, or other service proximity category included above):

- <500m = 75 dwellings/ha
- 500-750m = 50 dwellings/ha
- 750m-1km = 40 dwellings/ha
- >1km = 30 dwellings/ha

It is also worth noting that in ascertaining the indicative net developable area for applying the above densities, the **multipliers** cited in the regional guidance (as derived from the old 'Tapping the Potential' guide for urban capacity studies) suggest a possible range, but that comparison with actual development proposals and planning applications suggests that the upper percentage multiplier is likely to result in a more realistic assessment:

- <0.4ha total gross site area = 100% net developable area
- 0.4-2ha gross total site area = 90% net developable area (range 75-90%)
- >2ha gross total site area = 75% net developable area (range 50-75%)

Nevertheless, consideration also needs to be given to the regional housing aspirations and local demands for more family housing with gardens and areas of public open space, which will also impact on the residual developable area for housing.

These aspects have been reflected in the site survey proforma that has been drawn up for use by each authority, designed to reflect the sections in the database's site data input form (see Annex 2). The proforma also includes the option to indicate which phase of the RSS plan period a site is likely to be achievable within, in addition to the basic SHLAA 5-year assessment periods – this may assist with planning which phase of the plan period a site should ultimately be allocated in through the LDF where the SHLAA periods do not necessarily coincide with the plan periods.

Tyne & Wear Potential Development Sites Database

- Site Survey and Initial Assessment Proforma -

Site to be included on databases for (tick all that apply):

<input type="checkbox"/>	Strategic Housing Land Availability Assessment (SHLAA)
<input type="checkbox"/>	Employment Land Availability Study
<input type="checkbox"/>	Open/Green Space Strategy

Local Authority area:	
Newcastle upon Tyne	
North Tyneside	
Gateshead	
South Tyneside	
Sunderland	

1. Site Details:

Site Ref. No.:		Site Survey Date (DD/MM/YY):	
Site Photo Ref. No.:		Date Survey Data Input (DD/MM/YY):	
Specific Site or Broad Area? (delete as applicable)	Grid Coordinates (site centroid): Easting:		
Site Area (ha):	Grid Coordinates (site centroid): Northing:		
Site Name:			
Site Address:			
Settlement:			
Postcode:	Medium Super Output Area (MSOA):		
Housing Market Area (HMA) (if SHLAA site):			
Present Land Use(s):	Use Class(es):		
Is the Property Vacant?	Is the Site Derelict?	Is the Site Cleared?	Bad Neighbour?
Neighbouring Land Uses:			
Previously-Developed 'Brownfield' Land?	Previously-Undeveloped 'Greenfield' Land?	Mixed %:	/

2. Site Categorisation:

RSS Sequentiality:	Brownfield Land within RSS Settlement:	Other Land within RSS Settlement:	
Brownfield Land adjoining RSS Settlement:	Land within Other Settlement:	Outside Settlement:	
RSS Locational Tier:	Conurbation / Main Settlement:	Regeneration Town / Rural Service Centre:	
Secondary Settlement:	Tertiary Settlement:	Other Settlement:	Countryside:

3a. Site Constraints:

Site Topography:			
Prevents Development:	Mitigation would Enable:	No Obstacle:	Unknown:
Contamination Issues:			
Prevents Development:	Mitigation would Enable:	No Obstacle:	Unknown:

3b. Site Designations (Category 1 – zero potential for development, exclude from subsequent assessment):

Designation Details:			
Ramsar Site:	Special Protection Area (SPA):		
National Nature Reserve (NNR):	Special Area of Conservation (SAC):		
Site of Special Scientific Interest (SSSI):	Ancient Woodland:		
Scheduled Ancient Monument / World Heritage Site:	Historic Park or Garden:		
Flood Risk Zone 3B (Functional Floodplain):	Health & Safety Executive (HSE) Inner Zone:		

3b. Site Designations (Category 2 – include for subsequent assessment, subject to any local exclusions):

Site of Nature Conservation Importance (SNCI) / Local Wildlife Site (LWS):		Green Belt:	
Conservation Area / WHS Setting:	Great Crested Newt Pond:	Designated Open Space:	
Grade I Listed Building/Structure:	Historic Landscape:	Non-designated Open Space:	
Grade II* Listed Building/Structure:	Archaeological Site:	Allotment:	
Grade II Listed Building/Structure:	Minerals Safeguarded Area:	Car Park:	
Flood Risk Zone 3A (High Vulnerability):		Health & Safety Executive (HSE) Middle Zone:	
Flood Risk Zone 2 (Medium Vulnerability):		Health & Safety Executive (HSE) Outer Zone:	

4. Planning History:

Present Planning Status:			
Land Use of this Status:		Use Class(es):	
Planning Application No.:		Date Permitted:	
Not Started / Under Construction / Completed (delete as applicable)		Date Completed:	
Total Dwellings:	No. Not Started:	No. Under Construction:	No. Completed:

5. Site Ownership:

Landowner:			
Land Ownership Details:			
Is the site on the National Land Use Database (NLUD)?		NLUD Ref. No.:	
Is the site on the Register of Surplus Public Sector Land?		RSPSL Ref. No.:	
Has the site been put forward for development by the owner?		Council Disposal Notice (if applicable)?	
Owner's Preferred Use:		Use Class(es):	

6 & 7. Utilities and Infrastructure Capacity Constraints (Sewerage, Water, Electricity, Gas, Telecoms; Highways, Schools):

Utilities Capacity Issues:				
Prevents Development:	Mitigation would Enable:	No Obstacle:	Unknown:	
Highways/Access and Schools Capacity Issues:				
Prevents Development:	Mitigation would Enable:	No Obstacle:	Unknown:	

8. Proximity to Key Services:

	<500m = 75/ha	500-750m = 50/ha	750m-1km = 40/ha	>1km = 30/ha	Unknown
City/Town/District Centre:					
Local Shops / Supermarket:					
Library / Bank/Cash Machine:					
GP/Doctor / Dentist:					
Primary / Secondary School:					
Employment Site / Trunk Road:					
Metro/Train Station / Bus Stop:					

9. Housing Yield and Deliverability (Suitable, Available Now, Achievable in 5yrs) / Developability (Suitable, Achieve Later):

Developable Area (ha) (<0.4ha = 100%; 0.4-2ha = 90%; >2ha = 75%):		Housing Yield Estimate:	
Is it Suitable for Housing?	Is it Available Now?	Is it Deliverable?	Is it Developable?
When is Housing Achievable?	Next 5 years:	Years 6-10:	Years 11-15: 16+ years:
2004-2011:	2011-2016:	2016-2021:	2021-2026: Post-2026:
PPS3 and Yield Details:			

National Landlords Association (North East)
 Shelter
 National Association of Estate Agents
 Royal Institute of Chartered Surveyors (RICS)

**Tyne and Wear SHLAA Steering Group/
 Sub-regional key stakeholder partnership**

Representatives from:

Tyne and Wear Local Authorities
 House Builders – Home Builders Federation (HBF)
 Registered Social Landlords (RSL) – National Housing Federation and an individual RSL to represent the sector
 Local Estate Agents – National Association of Estate Agents (NAEA)
 Royal Institute of Chartered Surveyors (RICS)
 Government agencies and other organisations/stakeholders either permanently or on an ad hoc basis – e.g ONE NorthEast, English Partnerships, Environment Agency, Northumbrian Water, etc.

Sub-regional key stakeholder panel

Chairman: Peter Jordan/Steve Wilcox (Home Builders Federation)
 Tyne and Wear Local Planning Authorities (one member from each authority)
 David Graham NLP (Independent Consultants representative)
 Linda Peacock, 3 Rivers Housing Company (Registered Social landlords)

Appendix 2

CLG Guidance for data sources

Figure 4: Sources of sites with potential for housing

Sites in the planning process
• land allocated (or with permission) for employment or other land uses which are no longer required for those uses
• existing housing allocations and site development briefs
• unimplemented/outstanding planning permissions for housing
• planning permissions for housing that are under construction
Sites not currently in the planning process
Examples:
• vacant and derelict land and buildings
• surplus public sector land
• land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development
• additional housing opportunities in established residential areas, such as

under-used garage blocks
• large scale redevelopment and re-design of existing residential areas
• sites in rural settlements and rural exception sites
• urban extensions
• new free standing settlements

Figure 5: Sources of information

Sites in the planning process	Purpose
Site allocations not yet the subject of planning permission	To identify sites
Planning permissions/sites under construction (particularly those being developed in phases)	To identify sites
Site specific development briefs	To identify sites and any constraints to delivery
Planning application refusals	To identify sites – particularly those applications rejected on grounds of prematurity
Dwelling starts and completion records	To identify the current development progress on sites with planning permission
Other sources of information that may help to identify sites	
Local planning authority Urban Capacity Study	To identify buildings and land, and any constraints to delivery
Local planning authority Empty Property Register	To identify vacant buildings
English House Condition Survey	To identify buildings
National Land Use Database	To identify buildings and land, and any constraints to delivery
Register of Surplus Public Sector Land	To identify buildings and land
Local planning authority Employment Land Review	To identify surplus employment buildings and land
Valuation Office database	To identify vacant buildings
Local planning authority vacant property registers (industrial and commercial)	To identify vacant buildings
Commercial property databases e.g estate agents and property agents	To identify vacant buildings and land
Ordnance Survey maps	To identify land
Aerial photography	To identify land

Appendix 3

NE Methodology Category 1 and Category 2 sites

Category 1: Sites where zero housing potential should be ascribed

- Ramsar sites
- Special protection areas (SPA)
- Special areas of conservation (SAC)
- Sites of special scientific interest (SSSI)
- National nature reserve (NNR)
- Ancient woodland
- Scheduled ancient monuments (SAM)
- Historic parks and gardens
- PPS25 floor risk area – Zone 3b 'Functional Floodplain'
- Health and safety Executive (HSE) inner zones

Category 2: Designations/uses which affect the development of a site

- National Park
- Area of outstanding natural beauty (AONB)
- Green belt
- Designated open space
- Non-designated open space
- Allotments
- HSE middle and outer zones
- Flood risk areas – Zones 2 and 3a
- Minerals safeguard areas (MSA)
- County wildlife sites
- Sites of nature conservation importance (SNCI)/local wildlife site
- Great Crested Newt pond
- Historic landscape
- Archaeological Site
- Conservation area
- Grade I listed building(s)
- Grade II listed building(s)
- Grade II* listed building(s)

Appendix 4

Small Housing Sites Table 1998- 2008

Financial year	New build sites <0.4 ha and <10 homes	Conversions & changes of use <10 dwellings (net gain)	Total
Apr 1998-Mar 1999	12	57	69
Apr 1999-Mar 2000	25	13	38
Apr 2000-Mar 2001	29	10	39
Apr 2001-Mar 2002	22	11	33
Apr 2002-Mar 2003	32	25	57
Apr 2003-Mar 2004	28	39	67
Apr 2004-Mar 2005	52	28	80
Apr 2005-Mar 2006	42	75	117
Apr 2006-Mar 2007	32	51	83
Apr 2007-Mar 2008	57	67	124
Total	331	376	707
Average			71
Sources: Sunderland City Council Housing Land Availability Register; Sunderland City Council Land & Property Gazetteer / HFR returns			

Appendix 5

Sample survey pro-forma

Sunderland Strategic Housing Land Availability Assessment

Site Survey and Initial Assessment Proforma

Surveyor Name:

1. Site Details:

Site Ref. No.:		Site Survey Date (DD/MM/YY):	
Site Photo Ref. No.:		Date Survey Data Input (DD/MM/YY):	
Specific Site or Broad Area? (delete as applicable)		Grid Coordinates (site centroid): Easting:	
Site Area (ha):		Grid Coordinates (site centroid): Northing:	
Site Name:			
Site Address:			
Settlement:			
Postcode:		Ward or Super Output Area (MSOA):	
Housing Market Area (HMA) (if SHLAA site):			
Present Land Use(s):		Use Class(es):	
Is the Property Vacant?		Is the Site Derelict?	
		Is the Site Cleared?	
Would housing be compatible with surrounding land-uses?			
Previously-Developed 'Brownfield' Land?		Previously-Undeveloped 'Greenfield' Land?	
		Mixed %:	/

2. Site Categorisation:

RSS Sequentially:	Previously developed land and Blgs within Urban Area	Other suitable sites within Urban Area:	
Suitable sites in locations adjoining Urban Area:		Suitable sites outside Urban Area:	
RSS Location Tier:	Sunderland:	Washington	Houghton Hetton:
Tertiary Settlement:			

3a. Site Constraints:

Site Topography: Brief description			
Could Topography Prevent Development?	Mitigation would Enable:	No Obstacle:	Unknown:
Contamination: Brief description			
Could Contamination Prevent Development?	Mitigation would Enable:	No Obstacle:	Unknown:

3b. Site Designations (Category 1 – zero potential for development if the site is within the following):

Designation Details:			
Site of Special Scientific Interest (SSSI):		Special Protection Area (SPA):	
Historic Park or Garden:		Special Area of Conservation (SAC):	
Flood Risk Zone 3B (Functional Floodplain):		Ancient Woodland:	
Scheduled Ancient Monument:		Health & Safety Executive (HSE) Inner Zone:	

3b. Site Designations (Category 2 – include for subsequent assessment):

Site of Nature Conservation Importance (SNCI) / Local Nature Reserve (LNR)		
Green Belt:		
Allotment:		Designated Open Space:
Archaeological Site:		Non-designated Open Space:
Conservation Area:		Grade I Listed Building/Structure:
Car Park:		Grade II* Listed Building/Structure:
Flood Risk Zone 3A (High Vulnerability):		Grade II Listed Building/Structure:
Flood Risk Zone 2 (Medium Vulnerability):		Minerals Safeguarded Area:
HSE Middle Zone:		HSE Outer Zone:

4. Planning History:

Present Planning Status:	None		Full:		Outline		Refused		Withdrawn		Pre-App.	
Land Uses of Planning Application:					Use Class(es):							
Planning Application No.:					Date Permitted:							
Not Started / Under Construction / Completed (date)					Date Completed:							
Total Dwellings		No. Not Started:		No. Under Construction:		No. Completed:						

5. Site Ownership:

Landowner:	Local Authority		Gentoo		Private		Unknown	
Land Ownership Details or constraints:								
Is the site on the National Land Use Database (NLUD)?		NLUD Ref. No.:						
Is the site on the Register of Surplus Public Sector Land?		RSPSL Ref. No.:						
Has the site been put forward for development by the owner?		Council Disposal Notice (if applicable)?						
Owner's Preferred Use:			Use Class(es):					

6 & 7. Utilities and Infrastructure Capacity Constraints (Sewerage, Water, Electricity, Gas, Telecoms; Highways, Schools):

Utilities Capacity Issues and comments							
Not cost effective and Prevents Development:		Mitigation would Enable:		No Obstacle:		Unknown:	
Highways/Access and Schools Capacity Issues and comments							
Prevents Development:		Mitigation would Enable:		No Obstacle:		Unknown:	

8. Proximity to Key Services:	<500m	500-750m	750m-1km	>1km	Unknown
City / Town / District Centre:					
Bus / Metro / Train Station:					
Local shops / Supermarket					
Primary / Secondary School:					
Doctor					
Dentist					
Library:					
Employment Site					
Free ATM machine					

9. Housing Yield and Deliverability (Suitable, Available Now, Achievable in 5yrs) / Developability (Suitable, Achieve Later):

Developable Area		Ha				
La Yield Estimate						
Workshop Yield Estimate						
Revised Yield Estimate						
Commercial View: Tick Those Which Would Be Appropriate On Site						
1 Bed	2 Bed	3 Bed	4 Bed	>4 Bed		
Detached	Semi	Flate	Tce/Townhse			
Mixed Use	Upper Market	Mid/Upper Market				
Affordable Housing	Sheltered/Special Needs Housing		Family Housing			
Commercial/Yield Comments:						
Section 10 – Pps3 Conclusion						
Is The Site Suitable?			Is The Site Achievable?			
Is The Site Available?			Is It Developable/Deliverable?			
When is Housing Achievable?	Next 5 years:	Years 6-10:	Years 11-15:	16+ years:		
	2008-2013:	2014-2019:	2020-2025:	Post-2026:		

NOTES FOR SURVEY FORM

SECTION 4

Use Classes Order April 2006:

A1	Shops	C1	Hotels	Non Residential
A2	Financial & Professional Services	C2	Residential Institution	Leisure
A3	Restaurants & Cafes	C3	Residential/Dwelling Houses	Unknown
A4	Drinking Establishments	D1	Non Residential Institution	Defense
A5	Hot Food Takeaway	D2	Assembly & Leisure	Transport
B1	Offices	Sui Generis		Open Space
B2	General Industry	Agriculture		
B8	Storage	Woodland		

Appendix 6

Scatter graph of construction rates

