

Site Ref.	Site Name	Map Ref:	Area (HA)	Site Capacity		Greenfield Brownfield	Planning History	Status/Source	Ward	Site ownership	Category 1 & 2 sites (there are no Cat 1 sites)	General Site Comments	Capacity breakdown					Comments from Key Stakeholders Consultation Event
					Houses Comp								Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable	
Sunderland North																		
47	Print Centre, Cardwell Street	4M	0.21	35	0	B	07/00867/SUB	FUL	St Peters	Unknown		Site is not an area for further investigation.	35					
49	Health Centre, Coleridge Road, Castletown	4I	0.37	27		B	08/01231/SUB	FUL	Castle	Unknown		Site is not an area for further investigation.	27					
50	Saint Margaret's Church, Hylton Castle Road	4I	0.22	12		B	07/04546/SUB	FUL	Castle	Unknown	Open Space	Site affected by Tree Preservation Order	12					
69	St Georges Terrace	4N	0.46	14		B	06/00696/OUT	OUT	St Peters	Unknown	Conservation Area	Tourism area, Wildlife Corridor,	14					
79	Hylton Lane	3I	2.55	140		G		UDP	Redhill	Part Council owned	Open Space Greenbelt SNCI -40%	Site lies within a Wildlife Corridor and Great North Forest		140				Site is owned by gentoo but is not within the current redevelopment programme, Green Belt and SNCI open space
80	Stadium village, Sheepfolds South	5M	1.40	300		B		UDP	Southwick	Unknown	Archaeological Site	The sites are included in the draft Stadium Village Master Plan. There may be a need to extend existing schools. Site is within a Wildlife corridor.	100	200				
90	Bonnarsfield. Saint Peters Wharf Phase 2 and 3	5M	1.53	247		B	09/02932/SCO	ISHL	St Peters	Council	Grade II Listed Building Archaeological Site Non - Designated Open Space Flood Risk 2+ 3	Application currently in for a development 16 storeys high, a scoping report was requested and is currently (Feb 2009) being undertaken.	200	47				Open space issues need to be resolved
91	Southwick Primary School	4L	1.80	56		B		ISHL	Southwick	Council	Archaeological Site Open Space	Primary school currently in use. Land will not be available for 6-10 years		56				Not currently available, school still in operation, suitable open space issues need to be resolved
92	Monkwearmouth College, Swan Street	5N	0.69	27		B		ISHL	Southwick	Unknown	Grade II Listed Building	New Community Facilities - site is a Community and Environmental Priority						Site designated for community and educational priority
101	Kidderminster, Land east of Hylton Lane	3I	5.24	90		G/B	05/04020/SUB	GENTOO	Redhill	Gentoo	SNCI Open Space Archaeological Site	Site within the short term gentoo renewal programme	90					Site should be restricted to UDP allocation
102	Carley Hill School, Emsworth Road	3L	4.20	42		B	05/03021/LEG	GENTOO	Southwick	Gentoo	Open Space Archaeological Site	Site has previous industrial use and is in a wildlife corridor		42				The Highways Agency focussed upon the potential impact on the Strategic Road Network (SRN) which includes the A19, A690, A1231, A182, A1(M) of the potential SHLAA sites. The Agency requires that the traffic impact of new developments should be safely accommodated on the SRN and these measures be brought forward in parallel with proposed housing development.

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104	Southwick Phase 1, 2 to 6 Faber St and Shakespeare St	3L	12.13	250		B	08/04744/DEM	GENTOO	Southwick	Gentoo	Open Space	Site within the short term Gentoo renewal programme	250					
103	Castletown Aviary and Allotments	4J	2.38	29		B	03/01714/LEG	GENTOO	Castle	Gentoo	Amenity Space	Site within the short term Gentoo renewal programme	29					
119	Back Whickham Street	4N	0.54	36		B	03/01714/LEG	OB	St Peters	Unknown	Archaeological Site	Site is adjacent to the proposed World Heritage Site	36					
120	St Hilda's Church, School and adjacent land	4L	0.62	17		B		Developer Interest	Southwick	Part Council owned	Archaeological Site	Site includes School Playing Fields, Community and Environmental Priority		17				Availability of site is uncertain, current development plan policy is for school playgrounds, community uses and church need to be overcome.
121	Newcastle Road Baths	4M	0.74	30		B		Developer Interest	Southwick	Council				30				Availability of site is uncertain, current development plan policy is for sport and community uses need to be overcome.
161	Dovedale Road, land at	2M	0.38	12		G		Developer	Fulwell	Council	Existing Open Space			12				Part of site is designated open space
175	Fulwell Quarry East, land at Bell House Road	3L	4.94	160		G		Developer/UDP	Southwick	Council	Existing Open Space Archaeological Site	Previous Industrial Use, Archived landfill, nature reserve, wildlife corridor		60	100			Access Issues
187	Bonnarsfield, land at Palmers Hill Road	5M	1.03	46		B		Developer	Millfield	University of Sunderland	Open Space Archaeological Site	There is restricted access for residential use. There is a need to consider how it will tie in with the university Masterplan. Adjacent to World Heritage Site					46	Falls within area of World Heritage Site and reserved for university campus
192	Manor Quay and Wearbank House, Charles Street	5N	0.25	12		B		Developer	St Peters	University of Sunderland	Archaeological Site	Adjacent to World Heritage Site, this needs to be considered when assessing. Engineers have noise issues World Heritage Site Wildlife Corridor			12			Site adjacent to World Heritage Site, ownership issues, site not available until 2018 - 2022
198	All Saints House, Portobello Lane	4M	0.46	21		B	08/03336/OUT	Developer	St Peters	Hellens Development Ltd	Grade II Listed Building Archaeological Site		21					
211	36 to 38 Roker Avenue	4N	0.28	24		B	03/01714/LEG	ISHL_June 08	St Peters	Unknown			24					
214	Redcar Road, land at	3K	0.89	24		G		ISHL_June 08	Redhill	Unknown	Open Space / Community Garden	24 Apartments- Approved					24	Site not developable as allocated for community facilities
237	Fulwell Junior School, Sea Road, Fulwell	3N	1.01	27		B		ISHL_June 08	Fulwell	Council	N/A	The present school use will remain. The site may be available post 2016. Site is appropriate for community facilities and is a Community and Environmental area priority						Site still in educational use and is a community and educational priority area.
238	Portobello Lane, Roker Avenue	4M	0.52	26		B		NLUD_07	St Peters	Unknown	Archaeological Site Open Space	Problems with isolation on the site. Has vehicular and railway access. Site is in industrial land.			26			Site ownership is unknown and designated open space
240	West Quay, Crown Road, land at	5L	1.83	68		B		NLUD_07	Southwick	Unknown	Listed Building Grade II Archaeological Site	Poor access for residential use. Site has previous industrial use and is a wildlife corridor.						Employment land and offices under construction on site
241	Ridley Street, Sunderland, Site of	4L	0.25	10		B		NLUD_07	Southwick	Unknown								Employment land and offices under construction on site

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242	Ridley Street off Emsworth Road, Carley Hill site of 26 to 70 even	3L	0.35	14		B		NLUD_07	Southwick	Unknown	Open Space				14			Open space issues need to be resolved
243	Earlston Street, Eyemouth Lane, Carley Hill	3L	0.50	14		B		NLUD_07	Southwick	Unknown	Archaeological Site Open Space		14					Open space issues need to be resolved
244	Downhill Centre, Kestevan Square, Downhill	3I	0.77	35		B		NLUD_07	Redhill	Council		Site includes school playing fields. Wildlife Corridor. Possible site for a new business centre		35				Open space issues need to be resolved
254	Fulwell Reservoir, Viewforth Terrace	3L	0.72	21		G		Developer-HADPD	Fulwell	Northumbria Water	Open Space Archaeological Site	Site has previous industrial use and is affected by Tree Preservation Order 63		21				Access issues, possible contamination, open space issues need to be resolved
265	Beacon Drive, site at	4N	0.19	10		B		Developer-HADPD	St Peters	Marine Activities Centre	Archaeological Site	Site has a rights of way issues that needs to be resolved and some flooding problems						Site is more appropriate for tourism and recreational purposes due to location on the sea front. Also, high flood risk
291	Dagmar Public House, land adjacent to - Whitchurch Road	3K	0.62	39		B	07/05460/FUL	FUL	Southwick	Riverside Developments (UK) Ltd	Green Belt Archaeological Site Existing Open Space	Approval for 39 family houses.	39					
297	Former Arriva Depot, North Hylton Road	4J	1.57	47		B		Developer-HADPD	Castle	NAB Land Ltd		Site has previous industrial use						Employment land designation
301	Ferryboat Lane, land at	4H	0.55	16		G		Developer-HADPD	Castle	Prestige Car Direct Properties Ltd		Archived Landfill						Access issues, possible contamination, open space issues need to be resolved
362	Bonner's Field Industrial Units	5M	0.32	16		B	07/02932/SCO	Developer	St Peters	Timber Supplies	Archaeological Site Non-designated Open Space	An EIA scoping report is currently (Feb 2009) being undertaken on the site.	16					Previous business units within vicinity of the proposed World Heritage site.
398	Givens Street, Roker, land at	4N	1.42	26		B		Public Suggestions	St Peters	Council	Existing Open Space Archaeological Site	Access needs investigation.					26	Designated open space
412	Monkwearmouth Hospital, Newcastle Road	4M	3.46	52		B		Owner	St Peters	Unknown				52				
413	Seaburn Amusements, Whitburn Road	2N	11.50	176		G/B		Public Suggestions		Council	Fulwell	University of Sunderland & Private		50	126			

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154	Seaburn Camp, Whitburn Road	2N	9.61	144		G		Public Suggestions	Fulwell	University of Sunderland & Council		Part of wider seafront Masterplan. There are access issues and possible issues with flooding. Tourism area, wildlife corridor, GNF		100	44			The Highways Agency focussed upon the potential impact on the Strategic Road Network (SRN) which includes the A19, A690, A1231, A182, A1(M) of the potential SHLAA sites. The Agency requires that the traffic impact of new developments should be safely accommodated on the SRN and these measures be brought forward in parallel with proposed housing development.
		Total	78.51	2392.00									893	876	322	0	96	

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													Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable	
Sunderland East																		
12	Oval Guest House	9L	0.10	23		B	06/01963/FUL	UC	Millfield	Private		Under Construction	23					Under construction
14	Bristol Street Motors, West Sunnyside	5M	0.23	57		B	04/00822/FUL	UC	Hendon	Gentoo		Under Construction	50					Under construction
15	Brookfield, Ashbrooke Road	7M	0.55	16	5	B	05/02829/LEG	UC	St Michaels	Private		Under Construction	11					Under construction
16	The Esplanade	6M	0.77	38		B	06/04956/FUL	UC	St Michaels	Gentoo		Under Construction	38					Under construction
17	Benedict Building, St Georges Way	6M	0.73	115		B	07/03301/SUB	UC	St Michaels	Gentoo		Under Construction	115					Under construction
18	42 to 45 Nile Street	5N	0.06	23		B	07/02667/FUL	UC	Hendon	Private		Under Construction	23					Under construction
22	Saint Georges House, Saint Georges Square	6M	0.12	10		B	05/03591/FUL	UC	St Michaels	Unknown	Conservation Area Grade II Listed Building Archaeological Site Open Space	Planning Permission granted 05/03591/FUL no development has taken place and the land is up for sale	10					Under construction
36	4-8 Villiers Street	5N	0.09	34		B	06/02424/LEG	UC	Hendon	Unknown		Under Construction	34					Under construction
37	24-28 Stockton Road	6M	0.17	24		B	06/05264/LEG	UC	St Michaels	Private		Under Construction	24					Under construction
38	12-14 Gray Road	7N	0.30	32		B	07/03655/FUL	FUL	Hendon	Private		Under Construction	32					Under construction
40	187-193 High Street West	5N	0.10	32		B	05/02925/FUL	FUL	Hendon	Private		Under Construction	32					Under construction
42	Former Bus Depot, Toward Road	7N	0.21	24		B	05/02050/LEG	UC	Hendon	Private		Under Construction	24					Under construction
43	178-185 High Street West	5N	0.14	62		B	06/04699/FUL	UC	Hendon	Private		Under Construction	62					Under construction
44	The Bunker, Stockton Road	6M	0.06	19		B	08/00905/SUB	FUL	St Michaels	Private			19					Under construction
45	Toward Road Service Station	6N	0.27	40		B	07/04658/FUL	FUL	Hendon	Private		School capacity issues.	40					
46	Angram Drive, Gill Bridge Avenue	8O	1.27	19		G	06/03234/SUB	FUL	Ryhope	Private		Local school has insufficient places for any new pupils	19					
52	Doxford Park Phase 3	10L	4.39	128		B	08/01831/SUB	FUL	Doxford	Gentoo		Within the Gentoo short term renewal programme. Education may have concerns with regard to the timing of development- Benedict Biscop is full - Mill Hill has surplus but would need to look at provision in the whole area - there may be a new school required.	128					Site almost cleared, progressing
62	Ryhope and Cherry Knowle Hospital	10N	30.30	770		B	06/01442/OUT lapsed June 2008	UDP	Ryhope	Unknown		Secondary school capacity issues at Venerable Bede school. Primary school expansion has been catered for by S106 payments. Construction of the Ryhope to Doxford link road is integral to the scheme and will be included. Surface water drainage scheme will also be included. Part of site still used as a mental health hospital.	115	300	300	55		The Highways Agency have focussed upon the possible impact of the potential SHLAA sites on the Strategic Road Network (SRN) which includes the A19, A690, A1231, A182, A1(M). The Agency requires that the traffic impact of new developments should be safely accommodated on the SRN and these measures be brought forward in parallel with proposed housing development.

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63	Vaux Brewery (site of)	5M	5.86	1000		B	02/02480/OUT	OUT	Millfield	Tesco Stores Ltd	20% of site possible archaeological site	Education would have concerns with the numbers of units on this site combined with Farringdon Row and Groves. Concern about cumulative effect of this and surrounding schemes - possible new school or expansion of existing schools. Part of site (20%) of site is a potential archaeological site, adjacent to SSSI - Site is also covered by a Section 106 Agreement		690	310			Land ownership issues. The highways impact will be greater than 30 two way trips - further assessment of potential impacts required.
64	Farringdon Row phase 1	5M	1.21	124		B	04/01104/OUT	OUT	Millfield	City Council - Mr Stan Nelson		Education would have concerns when combined with Farringdon Row and Groves. Site is covered by Section 106 Agreement. Concern about cumulative effect of this and surrounding schemes - possible new school or expansion of existing schools may be required	124					The Highways Agency focussed upon the potential impact on the Strategic Road Network (SRN) which includes the A19, A690, A1231, A182, A1(M) of the potential SHLAA sites. The Agency requires that the traffic impact of new developments should be safely accommodated on the SRN and these measures be brought forward in parallel with proposed housing development.
65	Southmoor Service Station, Westholme Terrace	8N	0.09	6		B	07/04699/SUB Dec 2007	OUT	Hendon	Private		Site extant planning permission Sept 04 for apartments. Resubmitted and passed for six A1/A2 units at ground floor level with 2 apartments covering 1st and 2nd floors with car parking	6					
66	5-18 Hudson Road (West Sunnyside)	6N	0.07	25		B	07/04646/SUB Refused	Developer Interest	Hendon	Private		Site refused planning permission Sept 07 for 30 apartments on design and car parking, this will be resolved by lower densities.	25					
67	R and J Smith Motors Limited, Pallion Road	6K	0.17	16		B	expired	UDP	Millfield	Private		Education would have concerns about cumulative effect of this and surrounding schemes - possible new school or expansion of existing schools may be required.		16				Outline Planning Permission has expired , surrounding land uses possible bad neighbours.
68	8-12 Murton Street	6N	0.17	45		B	07/01170/OUT	OUT	Hendon	MMF UK Ltd c/o John Potts Limited			45					
77	Holmeside Triangle, Park Lane	6M	4.13	150		B		UDP	St Michaels	Multiple private ownership		Site of over 30 different owners, but English Partnerships/ONE North East has 75% acquisition for the freehold. Matter is ongoing.		150				CPO on site assembly progressing, start 2012

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78	Farringdon Row Phase 2-4	5M	4.59	350		B		UDP	Millfield	City Council	SNCI on 25% of site	Ongoing matter - education have concerns with regards to the cumulative effect of this and surrounding schemes - possible new school or expansion of existing schools may be needed. Site adjacent to an SNCI and Festival Park open space		250	100			Flood risk problems on northern tip of site 10%. Site is currently isolated and marketing issues. The Highways Agency focussed upon the potential impact on the Strategic Road Network (SRN) which includes the A19, A690, A1231, A182 A1(M).The Agency requires that the traffic impact of new developments should be safely accommodated on the SRN and these measures should be brought forward in parallel with proposed housing development.
81	Chapel Garth site part	11K	35.59	650		G		UDP	Doxford	Council		There would be access issues for the south east part of the site, this can be resolved by phasing the site. There is concern with the timing - Benedict Biscop is full and Mill Hill has surplus places but there would be a need to look at education provision in the whole area with a possible new school being required.	110	265	275			Open space must be protected
100	Ryhope Village	10O/9C	4.92	138		B		GENTOO	Ryhope	Gentoo		Within the Gentoo short term renewal programme	138					
105	Doxford Park Phases 3b, 4 and 5	10K	23.93	358		G		GENTOO	Doxford	Gentoo		Within the Gentoo short term renewal programme. Education concern with regard to the timing of development- Benedict Biscop is full - Mill Hill has surplus but would need to look at provision in the whole area - there may possibly be a new school required	50	29				Phase 5 may be beyond 5 years
117	Dawson and Usher works Hendon	6N	0.77	32		B		Developer Interest	Hendon	Unknown				32				Employment land allocation.
118	Belford House, Ashcroft and Belford Close	7N	0.78	21		B		Developer Interest	St Michaels	Council		Council owned site with a development brief available for disposal and development of site.	21					
122	Doxford House, Warden Law Lane	10K	0.62	10		B	08/02295/LBC	Developer Interest	Doxford	University of Sunderland	Grade II Listed Building Conservation Area of Archaeological Site	The removal of 2 mature trees I srequired to create an adequate access. Within Silksworth Conservation Area. Site has listed building consent.	10					Approved planning permission for 10 houses
145	Burdon Road and Burdon Lane Site 11, land between	10L	8.26	124		G		Developer	Doxford	Unknown	Non- designated Open Space	Education concern with regard to the timing of development- Benedict Biscop is full - Mill Hill has surplus but would need to look at provision in the whole area - there may possibly be a new school required Site is within council ownership and is in a settlement Break, SPZ III, Rural Area			124			Not suitable yet - settlement break

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152	Burdon Village, Burdon Lane	11L	3.76	55		G		Developer	Doxford	Unknown	Green Belt Archaeological Site Proposed Conservation Area	Education concern with regard to the timing of development- Benedict Biscop is full - Mill Hill has surplus but would need to look at provision in the whole area - there may possibly be a new school required TPO on the site, SPZ III, the site is in a rural area, and part of the Great North Forest					55	Not suitable due to sustainability constraints and situated within the greenbelt
156	Ex North Block, Stockton Road	10N	1.25	28		G		Developer	Ryhope	Council	Open Space			28				There is no information concerning ownership, site includes open space issues
157	Crowtree Leisure Centre	6M	1.13	45		B		Developer	Millfield	Council		Depends on a commercial scheme to extend the Bridges, scheme includes 50 apartments to be delivered after 2010 depending on the market. Education concerns re cumulative effect of this and surrounding schemes - possible new school or expansion of existing schools. Education and School capacity, Vehicular Access and car parking restraints		45				Development of this site is dependent upon the Holmeside development
158	Former Orphanage/East CA, Moor Tce	5N	0.61	18		B		Developer	Hendon	Council	Conservation area "Old Sunderland" designated Open Space Grade II Listed building	Cabinet approval for disposal of site December 2008, development brief being prepared for expected disposal April 2009. Within "Old Sunderland" designated Open Space Grade II Listed building	18					Mixed use development expected on this site
162	High Street East, land at	5N	0.28	14		B		Developer	Hendon	Council		There are Physical problems NWL pumping station, conservation area.		14				Site is within the setting of the potential World Heritage Site and could affect the WHS.
163	Amberley Street and Harrogate Street, land at - Mowbray Road	6N	3.48	79		B	03/0060/OUT withdrawn	Developer	Hendon	Council		Site demolished October 2002, within the Back on the Map Action Area.	79					Site is within the Back on the Map area
166	Numbers Garth and Former School, Russell Street	5N	0.60	75		B		Developer	Hendon	Council		Access constraints on the site - adjacent to the Sunderland Strategic Transport Corridor, air quality issues		75				Site is within 250m of a landfill site and site investigations will be required for stability and possible contamination issues.
168	Burleigh Garth, Prospect Row	5N	1.02	36		G		GENTOO	Hendon	Council		Site not within Gentoo renewal plan	36					
169	Covent Garden, Cork Street	5N	0.30	12		B		Developer	Hendon	Council		Site not within Gentoo renewal plan	12					
183	Ashburn House, Ryhope Road	7M	1.08	26		B	26	Developer	St Michaels	University of Sunderland	Grade II Listed Building	Grade II listed building, within University of Sunderland disposal programme.	26					The site has some listed buildings which will be retained and is within a conservation area
185	Wearmouth Hall site, Chester Road, land to rear of existing - Wharnccliffe Street	6M	0.38	19		B		Developer	Millfield	University of Sunderland		Concern about cumulative effect of this and surrounding schemes - possible that a new school or expansion of existing schools will be needed. University Master Plan, suitable for apartments.		19				Access issues

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186	University Precinct, Chester Road	6L	1.40	56		B		Developer	Millfield	University of Sunderland		Education will have an issue if family housing is included within scheme. There is restricted access to the site due to the Metro and Chester Road only one vehicular access from Chester Road. There is concern about the cumulative effect of this and surrounding schemes - it is possible a new school or expansion of existing schools would be needed. Site in operation November 2008 by University as student accommodation, but surplus to requirements, within the university land disposal programme.	56					
189	Forster Building, Chester Road	6L	0.57	26		B		Developer	Millfield	University of Sunderland		Concern about cumulative effect of this and surrounding schemes - it is possible a new school or expansion of existing schools would be needed. Site in operation November 2008 by University, but surplus to educational requirements, only one vehicular access from Clanny Street. Engineers have concerns about the air quality and noise quality as well as the cumulative effect of traffic congestion on Chester Road. Within the University land disposal programme.	26					
190	Technology Park, Chester Road	6M	0.67	33		B		Developer	Millfield	University of Sunderland		Site in operation November 2008 by University, but likely to become surplus as University upgrades its business offer to ensure market demands, only one vehicular access from Chester Road. Education concern about the cumulative effect of this and surrounding schemes - possible new school or expansion of existing schools needed. Engineers have concerns about the air quality and noise quality as well as the cumulative effect of traffic congestion on Chester Road					33	Site is adjacent to the University Campus, access issues
191	Priestman Building, 1 2 Green Terrace	6M	0.27	14		B		Developer	Millfield	University of Sunderland		Education concern with the cumulative effect of this and surrounding schemes. It is possible a new school or expansion of existing schools would be needed. Conservation area "Bishopwearmouth" potential archaeological site. No Access					14	Access issues and physical constraints on site

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216	Hendon Sidings, Sunderland	6N	24.73	370		B		Developer Interest	Hendon	Unknown	Blast Zone	Issue with the Port and surrounding area (including smaller pockets) - there is insufficient provision at local schools Part of site is affected by access and has environmental issues. Implementation have issues with the site						This site needs to be discussed in conjunction with possible redevelopment of the Port.
217	The Port	5O	88.94	1335		B		NLUD_07	Hendon	Council	Blast Zone	Issue with the Port and surrounding area (including smaller pockets) - there is insufficient provision at local schools. Implementation have issues with the site.						Access issues, possible contamination, flood risk, policy constraints.
218	Littlewoods Home Shopping Group, land adj to Commercial Road	7M	0.93	23		B		NLUD_07	Hendon	Unknown	Blast Zone	Employment development designated site. Site is within the HSE inner blast zone.					23	Access issues, policy constraints, employment land, within HSE zone 3
220	Former Fire Station, Dun Cow Street	7N	0.37	19		B		NLUD_07	Millfield	Council		There is concern about the cumulative effect of this and surrounding schemes - possibly a new school or expansion of existing schools would be needed. This site should be combined with the others around it e.g. Crowtree, Vaux etc. Can't be looked at individually			19			There are ownership issues which would enable longer term development of the site.
221	Hind Street/Hope Street/Silksworth Row Site	6M	0.85	34		B		NLUD_07	Millfield	Part Council ownership		Concern with the cumulative effect of this and surrounding schemes - possibly a new school or expansion of existing schools would be needed. Site now proposed for Hotel development October 2008						Sunderland University has an interest in the site for education related development.
222	Waterworks Road	6M	0.37	19		B		NLUD_07	Millfield	University of Sunderland		Education Dept. has a concern with the cumulative effect of this and surrounding schemes - possibly a new school or expansion of existing schools would be needed. Site is within the university land disposal programme.	19					
223	Johnson Street	5M	0.29	23		B		NLUD_07	Millfield	Council		Concern with the cumulative effect of this and surrounding schemes - possibly new school or expansion of existing schools would be needed. Access problems with the site. Difficult area, busy road, environmental issues. This development is dependant on Vaux and Farrington Row etc being completed.			23			

Site Ref.	Site Name	Map Ref:	Area (HA)	Site Capacity	Houses Complete	Greenfield/Brownfield	Planning History	Status/Source	Ward	Site ownership	Category 1 & 2 (there are no category 1 sites)	General Site Comments	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable	Comments from Key Stakeholders Consultation Event
224	Deptford works, Pallion New Road	5L	6.36	159		B		Developer HADPD	Millfield	Unknown		Former Groves and surrounding sites could generate a possible need for a new school. Restricted access, affected by alignment of new bridge crossing. Adjacent to the Sunderland Strategic Transport Corridor - will affect the site. Limited access with issues for residential use.			159			Employment land, flood risk. The Highways Agency focussed upon the potential impact of SHLAA sites on the Strategic Road Network (SRN) which includes the A19, A690, A1231, A182, A1(M). The Agency requires that the traffic impact of new developments should be safely accomodated on the SRN and these measures be brought forward in parallel with proposed housing development.
255	South Ryhope, land at - Sea View	10O	46.82	700		G		Developer-HADPD	Ryhope	Unknown		Site is designated as strategic employment land, dependant upon Business Land Review Jan 2009. 50% of site is within the Green Belt. Buffer Zone. Southern part of the site incorporates Ryhope Dene SSSI. Education information states there are insufficient places for any new pupils.					700	Site within the Greenbelt and is designated employment land, adjacent to SSSI, flood risk on 20% of site. The Highways Agency focussed upon the potential impact on the Strategic Road Network (SRN) of the SHLAA, which includes the A19, A690, A1231, A182, A1(M). The Agency requires that the traffic impact of new developments should be safely accommodated on the SRN and these measures be brought forward in parallel with proposed housing developments.
264	Scotia Quay, Low Street	5N	0.21	10		B		Developer-HADPD	Hendon	North East Civic Trust			10					
266	Hendon Sidings, Prospect Row, Sunderland	5N	5.26	80		B		Developer-HADPD	Hendon	Persimmon Homes North E		Site is within HSE Blast Zone 3. Education have concerns with the Port and surrounding area (including smaller pockets) - there is insufficient provision at local schools because of the cumulative effect. No access.			80			Contamination issues, located within HSE blast zone, relocation of railway line. Needs to be considered alongside port development.
277	Burdon Road and Burdon Lane, Site 6, land between	10M	40.07	600		G		Developer-HADPD	Doxford	Taylor Wimpey UK Limited	Archaeological Site Open Space	Education concern with regard to the timing of development- Benedict Biscop is full - Mill Hill has surplus but would need to look at provision in the whole area - there may possibly be a new school required Site has previous industrial use, SPZ II Site is in a Settlement Break, and is part of the Great North Forest			300	300		Access and settlement break issues .Dependant on the development of the western link road

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278	Burdon Road and Burdon Lane, Site 3, land between	10L	30.63	460		G		Developer-HADPD	Doxford	Unknown	Archaeological Site Open Space	Education concern with regard to the timing of development- Benedict Biscop is full - Mill Hill has surplus but would need to look at provision in the whole area - there may possibly be a new school required Site has SPZ II Site is in a Settlement Break, and is part of the Great North Forest			300	160		Access and settlement break issues. Dependant on the development of the RDPL.
282	High Street East	5N	0.34	17		B		Developer-HADPD	Hendon	Private	Grade II* Listed Building and conservation area	Grade II* Listed Building and within "Old Sunderland" conservation area.	17					Access to be determined
292	Lisburn Terrace Site 2, land at	5L	10.79	317		B		Developer-HADPD	Pallion	Numerous private	Archaeological Site	Educational concerns, this site together with the former Groves and surrounding sites, the cumulative effect could result in a possible new school.	240	77				Mixed use development expected on this site, majority will be family housing on site.
294	Paper Mill, Commercial Road	8N	5.25	80		B		Developer-HADPD	Hendon	Edward Thompson Group Ltd		Issues about the Port and surrounding area (including smaller pockets) - there is insufficient provision at local schools. Site has limited access and may be heavily contaminated by previous employment uses.						Site within HSE Blast Zone 3, NEDL High Voltage electricity station on site which is costly to move, employment land.
295	Spelter Works Road, land north of Commercial Road	7N	5.15	80		B		Developer-HADPD	Hendon	Edward Thompson Group Ltd		Issues over the Port and surrounding area (including smaller pockets). Education informs that there is insufficient provision at local schools. The site is also heavily contaminated. The site has employment uses only - the site is within the HSE Blast Zone 3						Contamination issues, within HSE Zone 3, proximity of gas holders, employment land.
303	Ryhope Street, land at back of	9N	0.70	28		G		Developer Interest	Ryhope	Unknown	Listed Buildings on site, allotments and pigeon crees.	Ryhope Allotments have flooding issues. Site is adjacent to the Listed Pigeon Crees. There are Listed Buildings on site	28					Listed buildings, allotments and pigeon crees.
335	1-4 Thornhill Park	6M	0.33	28		B	06/04513/LEG conversion to 28 apartments - Approved	FUL	St Michaels	Unknown				28				No market not viable at present
347	Ryhope Road, land East of	9O	4.81	72		G		Developer	Ryhope	Church Commissioners		Shirley Banks site laid out for playing pitches. Site is in a Settlement Break and a landscape corridor. Insufficient places for any new pupils					72	Site within an important settlement break, many environmental constraints
348	Ryhope Road, land west of	9O	16.39	245		G		Developer	Ryhope	Church Commissioners		Important settlement break and green wedge, open space. Insufficient places for any new pupils					245	Site within an important settlement break, many environmental constraints

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355	Rushford Phase 2, Burdon Road and Burdon Lane, Site 9, land between	10N	7.42	114		G		Developer	Doxford	3 Private parties		To becom edeliverable the site needs as a minimum S106 to provide RDPL link from Tunstall to the Doxford Park roundabout. Education has concern with regards to the timing of the site - Benedict Biscop is full and Mill Hill has surplus places but Education would need to look at provision in the whole area - it is possible a new school may be required. Site affected by SPZ II, Rural Area, and Great North Forest		90	24			Not suitable yet, access issues
356	Burdon Road/Hall Farm Road, land at	11L	9.74	150		G		Developer	Doxford	Bellway and S M Gregson	Open Space	Concern with regards to the timing of the site - Benedict Biscop is full and Mill Hill has surplus places but Education would need to look at provision in the whole area - it is possible a new school may be required Settlement Break, Rural Areas, SPZ III, Great North Forest.					150	Unsuitable site, very poor access, settlement break
373	Gillbridge Police Station	5M	0.50	25		B		Developer	Hendon	Northumbria Police Authority					25			
380	Grangetown Autos, East side of Ryhope Road	9O	0.50	25		B		Developer	Ryhope	The Co-operative group		Site has potential access problems. Insufficient places for any new pupils						Settlement break, access issues
389	Sunniside, North East Sector - West Wear Street	5N	1.70	100		B	06/02784/FUL	Sunniside Partnership	Hendon	Council		Commercial and apartment mix. Sites within the Sunniside SPDF	100					
390	Sunniside, Central Area - Sanns Street	5N	1.71	140		B	08/00905/SUB	Sunniside Partnership	Hendon	Private		Sites within and subject to the Sunniside SPDF	140					
391	Sunniside, Nile Street (South) - Coronation Street	5N	1.28	70		B	06/02424/LEG	Sunniside Partnership	Hendon	Private		Sites within and subject to the Sunniside SPDF	70					
392	Sunniside, Tavistock Gateway - Hudson Road	6N	0.85	40		B		Sunniside Partnership	Hendon	Private		Sites within and subject to the Sunniside SPDF	40					
393	Sunniside, Hudson Road, Tatham Street	6N	1.74	80		B	08/03218/FUL - 17 apartments - Approved	FUL	Hendon	Private		Sites within and subject to the Sunniside SPDF	80					
394	Sunniside, Borough Road	6M	0.57	20		B	08/02465/LBC	FUL	Hendon	Private		Sites within and subject to the Sunniside SPDF	20					
395	Sunniside, Tatham Street Car Park	6N	0.31	30		B		Sunniside Partnership	Hendon	Council		Sites within and subject to the Sunniside SPDF	30					
396	Sunniside, Tavistock Place	6N	1.28	80		B	07/01170/OUT	OUT	Hendon	Unknown		Sites within and subject to the Sunniside SPDF	80					
399	West of Portland School, Chapel Garth, land to - Hall Farm Road	10K	0.35	11		G		Public Suggestions	Doxford	Unknown	Non - Designated Open Space	Concern with regards to the timing of the site - Benedict Biscop is full and Mill Hill has surplus places but Education would need to look at provision in the whole area - it is possible a new school may be required					11	Public Open Space
		Total	465.39	10635									2455	2108	2235	515	1303	

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													Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable	
Washington																		
28	Well School bank	4C	0.61	25	13	B	06/04971/FUL	UC	Washington West	Unknown		Site is not in an area for further investigation.	25					
29	Moorway Thorngill	3K	2.93	96		B	04/01309/LEG	UC	Washington West	Unknown		Site under construction, Gentoo site within the short term renewal programme	96					
55	West of Burtree, Cambrian Way	8C	0.43	28		G	07/00768/VAR	UC	Washington Central	Unknown		Site is not in an area for further investigation.	28					
56	High Usworth Infant School, Well Bank Road	4D	2.92	109		B	06/03786/FUL	FUL	Washington West	Bellway Homes		Site under construction	109					
57	George Washington Hotel land adjacent to, Stone Cellar Road	4C	0.80	16		G	07/04649/FUL	FUL	Washington West	Unknown	On the edge of the greenbelt, 75% of the site is open space (allotment and community gardens)	TPO and Green Belt issues	16					Not available due to ownership issues, not suitable due to being located within the greenbelt
59	Site of Middle Close	8C	0.30	13		B	07/03061/FUL	FUL	Washington East	Gentoo		Gentoo site within the short term renewal programme.	13					
60	19 - 26 Westward Place	8C	0.29	16		B	07/04430/SUB	UC	Washington South	Gentoo		Gentoo site within the short term renewal programme.	16					
71	Cape Insulation, Barmston Road	7F	16.06	130		B	09/00297/VAR	OUT	Washington East	Barrat Homes		This is a mixed use development, the variation of the condition to allow residential development of the site is requested to begin before the required highway improvements.	130					
72	Land at Warren Lea	4B	0.17	10		G	06/04552/OUT	OUT	Washington West	Private		Active landfill nearby - Springwell Quarry. On the edge of the greenbelt	10					
98	Ayton Primary School, Gold Crest Road	7B	1.58	51		B		ISHL	Washington South	Council		School closed 2008 it is surplus to educational requirements and available	51					
108	1 to 8 Westward Place, Harraton	8C	0.24	8		B		GENTO O	Washington South	Gentoo		TPO	8					

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109	Glebe Parkway	6D	1.62	63		B	07/00348/FUL	FUL	Washington Central	Gentoo		Gentoo site within the short term renewal programme.	63					
124	Glebe Village House, Dryborough	6D	0.61	23		B	08/01300/FUL	UC	Washington Central	Gladale Homes		Under construction	23					
125	Woodlands	7E	0.47	40		B		Developer	Washington Central	Unknown			40					
177	Former Usworth Comprehensive School Site A, Station Road	4D	11.39	109		B	06/03786/FUL	UC	Washington West	Bellway Homes		Under construction	109					Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed.
248	Emerson House, Emerson Road	8B	4.44	106		B	00/01905/FUL 106 dwellings - Refused	NLUD_07	Washington South	Unknown		Allocated for Business Use - landfill site						Not suitable designated employment land, is dependant on employment land review, stability and contamination issues landfill site. Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed.
249	Galleries Car Park adj to Asda	6C	1.20	30		B		NLUD_07	Washington Central	Unknown		Concerns over noise and air quality. Possible need to extend existing school provision						Not suitable currently car park at Galleries, mixed use employment site. Also has ownership issues and Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed.
250	B & Q Warehouse (former), Armstrong Road	5C	0.73	20		B		NLUD_07	Washington West	Unknown		Suggestion to remove from list - part of Biddick School construction centre. Site allocated for industrial use						Ownership issues, not suitable due to location and adjacent uses. Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed.
252	Hastings Court	5E	0.75	20		B		NLUD_07	Washington North	Gentoo	Part of site designated open space 30%			20				Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed.
258	Albany Park, Spout Lane	5D	17.24	260		G		Developer-HADPD	Washington West	Council							260	Open space, Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed.

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263	Springwell Road	4B	2.15	48		B		Developer-HADPD	Washington West	Volker Stevin Ltd		Education have concerns;- when combined with rest of development in Springwell there would be insufficient places for any new pupils. There is an archaeological site to the north of the site which covers approx 20% of site.		48				Employment land, archaeological site and Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed.
269	Blue House Fields, Springwell Road	5B	7.53	115		G		Developer-HADPD	Washington West		Greenbelt	Education have issues, especially when combined with rest of possible development in Springwell. Possible need to extend existing school provision. Site affected by TPO 26 and is archived landfill					115	Greenbelt and Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed.
270	Mount Lodge, Mount Lane	5B	4.77	72		G		Developer-HADPD	Washington West	Private	Greenbelt	Education have issues, especially when combined with rest of possible development in Springwell. Possible need to extend existing school provision. Site is archived landfill					72	Greenbelt
276	North Hylton	3H	22.20	333		G		Developer-HADPD	Washington North	Kans and Kandy (Property) Ltd	Green Belt	Site is in the Greenbelt and has flooding problems. Concerns about crossing the Washington Highway. Education have identified a possible need to extend existing provision					333	Greenbelt
287	Wilden Road - Pattinson Station Road	7F	5.26	80		B		Developer-HADPD	Washington East	Unknown		Existing and occupied industrial estate, potential ownership or lease problems. Education concerned that there may be a need to extend existing provision.	40	40				Site designated in UDP for Employment land and will be subject to the employment land review. Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed.

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288	East of Pattinson Road and South of Sewage Works Site 2, land to	7F	2.13	48		G	06/02303/OUT	Developer- HADPD	Washington East	Hellens Development Ltd		Education concerned that there may be a need to extend existing provision. Site has consent for industrial development. Site will be looked at in the Employment land review. Sewage works on the site, could be subject to contamination due to previous land uses						Greenbelt. Dependant on greenspace and employment land reviews, GNF and wildlife corridor
298	Usworth House Farm, land at	4C	26.91	403		G		Developer- HADPD	Washington West	Private	Greenbelt	Education have issues, as when the site is combined with rest of development in Springwell there will be a possible need to extend existing school provision. There is an archaeological site to the north of the site - approx 20% of site					403	Greenbelt
299	Peareth Hall Farm, Peareth Hall Road	4C	2.96	45		G		Developer- HADPD		Private	Greenbelt and Grade II listed buildings on site	Cumulative effect of this and other areas surrounding Springwell Village may mean a new school may be needed. TPO 22					45	Greenbelt
300	Springwell Trust meeting house, Peareth Hall Road	4C	0.89	24		B		Developer- HADPD	Washington West	Private	Greenbelt	Cumulative effect of this and other areas surrounding Springwell Village means from an educational perspective a possible new school will be needed. Site is archived landfill.						Greenbelt, Washington SWT will be reviewed 2010 2015 when the capacity will be reviewed.
353	Usworth House Farm, land at - Highbury Avenue	4C	7.62	221		G		Developer	Washington West	John Carruth	Greenbelt	Site within the Green Belt. The cumulative effect of this site and other areas surrounding Springwell Village means a new school may possibly be needed. Site affected by TPO 22					221	Greenbelt

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354	Warren Lea, land rear of - Springwell Road	4B	0.82	25		G		Developer	Washington West	NAB Group	Greenbelt	Site within the Green Belt. The cumulative effect of this site and other areas surrounding Springwell Village means a new school may possibly be needed. Site affected by TPO 22						Part of site is within the Greenbelt, Washington SWT will be reviewed 2010/2015 when the capacity will be reviewed.
364	Pattinson Road, land south of	7E	6.30	95		G		Developer	Hellens Development Limited	John Hellens		Education concerned that there may be a need to extend existing provision. Site has previous industrial use, and encroaches into greenbelt a little at the SE boundary. Site has consent for industrial development and is part of the Employment land review. Sewage works						Employment land
369	Units 1-22 Swan (North) Industrial Estate	7E	0.98	22		B		Developer	Washington East	Inderuit Singh		Education concerned that there may be a need to extend existing provision.						Employment land. Site occupied
370	23 Edison Road (works depot), Swan (North) Industrial Estate	7E	0.53	16		B		Developer	Washington East	Inderuit Singh		Education concerned that there may be a need to extend existing provision.						Employment land. Site occupied
401	East of Sulgrave Road, land at	5F	11.97	180		G		Public Suggestions	Washington North	Unknown	SNCI and Greenbelt						180	Greenbelt, ownership constraints
402	Crowther Industrial Estate, land at - Brockwell Road	7B	8.15	123		B		Public Suggestions	Washington West	Unknown		Previous industrial use and small archaeological site.						Employment land, ownership constraints. The highways impact will be greater than 30 two way trips - further assessment of potential impacts required.
404	West of Waterloo Road (Sulgrave Industrial Estate) , land to	4E	3.04	45		G		Public Suggestions	Washington North	Unknown	Flood risk and designated open space	The site is affected by TPO 87						Employment land, ownership constraints. Site occupied
405	Green Belt Land at Golf Course (George Washington Hotel) - Stone Cellar Road	3D	18.75	280		G		Public Suggestions	Washington West/ Washington North	Unknown		There may be a need to extend educational provision.					280	Greenbelt

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406	Bentall Business Park, land at - Tower Road	5E	4.41	66		B		Public Suggestions	Washington North	Unknown	Greenbelt and designated open space	A waste site is included in this site						Employment land, landfill site possible contamination and stability issues need to be investigated
407	Milton Place, Mount Lane, Springwell	4B	11.76	176		G		Owner	Washington West	Unknown	Greenbelt and archaeological site	There are education issues; when combined with rest of development in Springwell a possible new school may be needed. The site is a waste site.					176	Greenbelt, landfill site possible contamination and stability issues need to be investigated
408	North and Rear of Windsor Terrace, Land at	4B	1.77	27		B		Owner	Washington West	Unknown		There are education issues; when combined with rest of development in Springwell a possible new school may be needed. The site is a waste site.			27			Greenbelt, landfill site possible contamination and stability issues need to be investigated
		Total	215.68	3617									777	108	27	0	2085	

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													Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable	
Sunderland West																		
20	Warwick Road Garage	9L	0.63	57		B	07/01588/FUL	UC	Silksworth	Unknown		Under Construction	57					Under construction
23	The Oaks	9K	0.46	10		B	07/03446/FUL	UC	Silksworth	Unknown	Open Space	Under Construction	10					Under construction
24	Leonard House, site of - Vane Street	10K	0.42	40		B	07/04893/FUL	UC	Silksworth	Unknown		Under Construction	40					Under construction
25	Parkhurst Road Swiften Drive	7I	3.95	120		B	06/02115/LEG	UC	St Anne's	Unknown	School Playing Field	Under Construction	120					
53	Land rear of Thorney Close Club, Thorndale Road	8J	0.42	30		B	06/04924/FUL	FUL	Sandhill	Unknown			30					
54	Former Eagle Public House, Portsmouth Road	7I	0.19	13		B	07/04795/FUL	FUL	St Anne's	Unknown			13					
70	The Forge, Pallion	5K	3.20	170		B	06/04517/OUT	OUT		Unknown		Previous industrial uses and former waste site. Education	170					
82	Clinton Place	10J	3.53	86		G		UDP	St Chad's	Council	Non-designated Open Space	Area is SPZIII, Non active landfill and a Wildlife Corridor	86					Needs site investigation because of waste landfill
83	Quarry View School	6I	6.15	270		B		UDP	St Anne's	Council	School Playing Field Archaeological Site	School is still in operation.		250	20			The Highways Agency focussed upon the potential impact on the Strategic Road Network (SRN) which includes the A19, A690, A1231, A182, A1(M) of the potential SHLAA sites. The Agency requires that the traffic impact of new developments should be safely accommodated on the SRN and these measures be brought forward in parallel with proposed housing development.
84	Priestman Court land at	6J	0.41	12		B	98/00681/FUL	UDP	Pallion	Gentoo		Gentoo short term programme	12					
85	Groves, Woodbine Terrace	5J	31.65	1000		B	04/02405/OUT	OUT	Pallion	Unknown	Greenbelt Open Space Archaeological Site	Former Groves and surrounding sites may generate the need for a new school - previous industrial use on site		500	500			Access and ownership issues. The highways impact will be significantly greater than 30 two way trips at the SRN - likely impacts may require mitigation (subject to further assessment)

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93	North Moor Lane	8K	3.56	100		G		ISHL	Silksworth	Council	Flood Risk Designated Open Space	Site is in a wildlife corridor site would be considered for Mixed Use	30	70				UDP-open space, mixed use and housing. Mixed use does not include for housing.
94	Grindon Hall Christian School, Nookside	7J	3.92	39		B	05/00778/FUL	FUL	St Anne's	Unknown	School Playing Field	TPO'd trees on the site	39					
95	Thorney Close Primary School, Torquay Road	8J	0.83	30		B		ISHL	Sandhill	Council		Replacement community facility on the site		30				Possible replacement community facility on site
96	Felstead School, Fordfield Road	6J	1.90	71		B		GENTOO	Pallion	Council		There are surplus education places at nearby schools	71					
97	Pennywell Phase 7	7I	0.50	42		B		GENTOO	St Anne's	Unknown	Designated Open Space	Gentoo short term programme	42					
106	High Ford Estate, Phases 1 to 5 incl Flodden Road	6J	12.80	192		B		GENTOO	Pallion	Gentoo		Gentoo short term programme	140	52				
107	Pennywell phases 2 to 6	7I	15.85	238		B		GENTOO	St Anne's	Unknown	Designated Open Space	Gentoo short term programme	238					
147	Greenway House, Nookside	7J	1.24	46		B	06/04065/FUL	Developer	St Anne's	Council			46					
159	Sportsman's Arms, land adjacent to - Durham Terrace, Silksworth	8L	0.29	12		G		Developer	Silksworth	Council		Wildlife Corridor and Non- Active Landfill	12					
160	East of Silksworth Lane - Dene Street	8L	0.69	30		G		Developer/ UDP	Silksworth	Council	Allotments Open Space	Wildlife Corridor and adjacent to settlement - break, open space.	30					Subject to protection, existing open space
171	Former Pallion Station site	5K	0.40	16		G		Developer	Pallion	Council	Archaeological Site Open Space	There are access issues. Air quality and noise issues. The site is council owned.					16	Designated open space
176	Sunniside, land at	6I	0.42	16		B		Developer/ UDP	St Anne's	Council	Archaeological Site		16					
188	Clanny House, Peacock Street West	5N	2.44	55		B		Developer	Pallion	Uni-lease No 1 Plc	Designated Open Space			55				Ownership Issues

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225	Former Shipyard, Pallion New Road	5K	11.92	500		B		UDP	Pallion	Unknown	Archaeological Site Flood Risk 2 + 3 Grade II Listed Building	Topography of the site is sloped. It is isolated for residential development. Education would have issues with residential development. Former Groves and surrounding sites could generate the need for a new school.			500			The Highways Agency focussed upon the potential impact on the Strategic Road Network (SRN) which includes the A19, A690, A1231, A182, A1(M) of the potential SHLAA sites. The Agency requires that the traffic impact of new developments should be safely accommodated on the SRN and these measures be brought forward in parallel with proposed housing development.
226	Pallion Primary School, Waverley Terrace	5K	0.61	17		B		NLUD_07	Pallion	Council	Designated Open Space	Possible replacement school would be on the same site.			17			School in use
267	Elstob House Farm, land at - Tunstall Road	8L	31.94	480		G		Developer-HADPD	Silksworth	Private	Grade II Listed Building Open Space SNCI Archaeological Site	Site is in a settlement break. There are also issues with topography. Possible need to extend existing school provision. Access concerns too. Site is landfill, affected by TPO.					480	Too many constraints, vital settlement break
279	Bede Centre and surrounding land, Durham Road	7K	9.01	135		B		Developer-HADPD	Barnes	Sunderland College	Playing Fields	Access problems to the site. Possible replacement community centre on the site. Highway issues and TPOs					135	Not currently available, school is in use. Not suitable due to access and highways issues

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286	Woodbine Terrace/Ditchburn Terrace, land north end of	5K	1.75	65		B		Developer-HADPD	Pallion	Private	Archaeological Site Flood Risk 2 + 3	Former Groves and surrounding sites may generate the need for a possible new school. Site has previous industrial use, is an old landfill site for waste, is adjacent to the SSTC and is inaccessible for residential purposes. Land is designated as employment land			65			Access issues, possible contamination
296	Allotment Site Lincoln Avenue	9L	1.43	32		G		Developer-HADPD	Silksworth	Multiple private ownership	Non-designated Open Space Allotments	Possible need to extend existing provision Allotments well used					32	Not suitable, designated open space and allotment, need to be protected
302	Hylton Bank, land at	6I	0.82	22		B	04/01464/FUL	Developer Interest	St Anne's	Private			22					
307	Ford and Hylton Social Club	6J	0.30	10		B		Developer Interest	Pallion	Council			10					
324	Durham Road and Tudor Grove, land east of	7K	2.40	60		G/B		Developer Interest	Barnes	Unknown	Archaeological Site Non-designated Open Space	Scheduled ancient monument, SSSI adjacent to site, site affected by TPO 42,					60	Visual intrusion onto landscape
334	Holy Cross Home, Ettrick Grove	7K	1.17	30		B		Developer Interest	Barnes	Unknown								Care home and local landmark
342	Mill Hill, Land at - Silksworth Lane	9K	11.22	168		G		Developer	Silksworth	Private	Open Space	Possibly a need to extend existing provision of school place Site is adjacent to a TPO and is affected by a SPZIII		168				Suitability feasible. 1/3 of site kept as open space by developer may be appropriate
366	Hastings Hill Farm, Foxcover Road	8I	0.45	14		G		Developer	Sandhill	Lambton Estates	Archaeological Site Green Belt Open Space	Site has an Ancient monument and is in the Green belt					14	Ancient monument and greenbelt
374	Farringdon Police Station, Primate Road	8K	1.23	47		B		Developer	Silksworth	Northumbria Police Authority	Designated Open Space			47				UDP mixed use site would need amendment to allow for housing
384	Hunters Lodge, Silksworth Close		0.98	18		B		Developer Interest	Silksworth	Unknown	Archaeological Site Non-designated Open Space			18				50% open space needs protecting at the least. Change of use required
		Total	171.07	4293									1234	1190	1102	0	737	

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													Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable		
Coalfield																			
1	High Dubmire Phase 2, Mulberry Way	12F	3.37	125	99	B	03/00710/LEG	UC	Houghton	Gentoo		Site under construction	26						
2	Lyons Garage, Colliery Lane	16J	0.60	25		B	04/01469/REM	UC	Hetton	Primo		Site under construction	25						
3	NEEB site of - Station Road, Penshaw	9E	7.92	149	116	B	06/01056/LEG	UC	Shiney Row	Bellway Homes	archaeological site 70%	Site under construction	33						
5	Davenport School, Old Durham Road	13G	1.40	57	26	B	06/01897/SUB	UC	Copt Hill	Shepherd Homes		Site under construction	31						
6	Former Flighters Pub, West Lea	10G	0.05	11	6	B	05/00369/FUL	UC	Shiney Row	Wearmouth Architectural Design		Site under construction	5						
10	Chilton Moor Phase 2, Avon Crescent	13F	1.45	40		B	05/04680/LEG	UC	Houghton	Gentoo		Site under construction, gentoo owned and developed site.	40						
11	Windsor Crescent, Racecourse Estate, Hall Lane	13H	2.81	83		B	07/01859/FUL	UC	Copt Hill	Gentoo		Site under construction, gentoo owned and developed site.	83						
30	Cross House Farm, Hetton Road	13H	0.21	7		B	07/05499/FUL	UC	Copt Hill	Spring Oaks Development		Site under construction	7						
31	East of Windermere Crescent	10G	3.60	75	0	B/G	07/03808/FUL	UC	Shiney Row	Persimmon Homes North E		Under Construction	75						
32	Robertson Yard, Station Road, Penshaw	9F	0.69	20	0	B	06/01708/SUB	FUL	Shiney Row	Bellway Council	& Archaeological Site 70%		20						
33	John Helen's Depot, Colliery Lane	16I	1.21	46	0	B	06/03029/REM	FUL	Hetton	Barratt Homes Newcastle			46					Employment land, bad neighbours. There may be a problem with water treatment in this area	
34	Chilton Moor Phase 3, Avon Crescent	13F	1.09	34	0	B	07/00131/LEG	FUL	Houghton	Gentoo	UC 70% complete	Site under construction, gentoo owned and developed site.	34						
35	Over the Hill Farm, Durham Road	11H	1.14	10		B	07/01420/SUB	FUL	Copt Hill	Private	Greenbelt	Under Construction	10						
61	Former Lambton Cokeworks Site	11E	21.01	350	0	B	06/00843/OUT	OUT	Houghton	English Partnership	site 50% Flood risk Zone 3a 2%	Reclamation scheme underway on site.	200	150					
74	Murton Lane	16J	14.08	371		G	06/02209/FUL	UDP	Hetton	England and Lyle		Primary school provision could be extended at Easington Lane school if necessary.	170	201				UDP site pending decision on open space provision and legal conditions.	
75	Halliwell Street and Brinkburn Crescent	12G	1.16	38		B		UDP	Houghton	Council	Car Park 30%	Stability and contamination issues		38				Stability and contamination issues	
76	West of Lyons Avenue	16I	1.97	68		G		UDP	Hetton	Council			68						
86	Easington Lane Primary School Building	17J	1.27	41		B		UDP	Hetton	Council		School already declared surplus to requirement and is up for sale. Easington Lane School could be extended if necessary	41						
87	Dubmire Primary School, Britannia Terrace	13F	0.30	15		B		ISHL	Houghton	Council		This and surrounding schemes would put pressure on Dubmire - may need to extend provision at other schools		15				Access issues, potential ownership issues	
99	Site of Windsor Crescent/Hall Lane	13H	3.69	123		B	07/04506/FUL & 08/00676/DEM	FUL	Copt Hill	Gentoo	Designated open space 20%	Within gentoo short term renewal programme	123						
110	Starks Builders yard, Hunter Street	10F	0.52	25	0	B	04/00448/OUT	ISHL	Shiney Row	Private	Archaeological site 20%			25				Planning application not taken up, now lapsed, Builders Merchant still in operation Feb 2009.	

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													Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable	
111	Land at Neil Street and the Bat Cave	16J	1.61	72	0	G	08/00030/FUL	FUL	Hetton	Gladedale (Sunderland) Ltd	Designated open space 5%	Could extend provision of Easington Lane school if necessary. Site is 95% Greenfield	72					There may be a capacity issue for water treatment in this location.
112	Broomhill Estate Phase 1 and 2	14H	3.89	6		B/G		Developer	copt Hill	Gentoo	Designated open space 15%	Topography may hinder development - steep slope	6					
113	Site of Herrington Workingmen's Club	10G	0.42	14		B	08/02776/Ful	Developer Interest	Shiney Row	Private			14					There may be a capacity issue for water treatment in this location.
114	Moor House, Four Lane Ends	16I	0.61	50		B	08/03289/FUL	Developer Interest	Hetton	Council		Extra Care for 50 apartments	50					There may be a capacity issue for water treatment in this location.
115	Holmelands, land adjacent to - Hawthorn Street	12G	5.75	123		B	04/02946/DEM	UC	Houghton	Gentoo	Designated Open Space 20%	Site under construction, gentoo owned and developed site.	123					
128	Black Boy Road land at	13F	5.49	100		G	07/03641/OUT erection of 97 - dismissed on appeal	Developer	Houghton	3 Private parties & part Council owned	Designated Open Space 20%	Access problems, mitigation will be required. School issues with capacity of Dubmire Primary School and this development alone would not warrant a new school. Needs to be a Master Plan for the area. Land at West end of site		80	20			Access and flooding issues, There may be a capacity issue for water treatment in this location.
129	Hetton Moor House, Land to rear of - Seymour Terrace	16I	6.49	117		G		Developer	Hetton	Private		No access, would have to drive through current residential area. No major implication of education, Easington Lane school can be extended.					117	Not sustainable location, intrusion into open countryside and access issues, There may be a capacity issue for sewerage in this location.
130	Elemore Golf Club, land adjacent to - Pimlico Road	16I	3.51	58		G		Developer	Hetton	Private		No access, Would have to drive through current residential area. No major implication for education, Easington Lane school can be extended. open countryside Greenfield, undulating site					58	Not sustainable location, intrusion into open countryside and access issues, There may be a capacity issue for sewerage in this location.
131	Southern House Farm, land at - North Road	14H	1.33	16		B/G		Developer	Hetton	Private	Flood risk 3a 30%	Access and floodrisk issues have been mitigated, site to be developed for 16 "executive" homes.	16					Intrusion into open countryside, flood risk and access issues, There may be a capacity issue for water treatment in this location.
134	Football pitch, Colliery Lane	16I	0.78	21		G			Hetton	Bowes Lyon		Site is Greenfield land and access may be an issue		21				Ownership issues, Covenant on site. There may be a capacity issue for water treatment in this location.
138	North Road, land at	14H	31.77	475		G	02/00100/OUT residential development - Withdrawn	Developer	Hetton	Private	SNCI 10%, Flood risk 3a 5%	Within a settlement break. Education issues -possible extension to current provision/establish new school. Access issues - Hetton Bypass needs funding for development to become more accessible/ have less implications on current highways network, funding from DFT will be unlikely. which will require funding from developer.						Site is not suitable or achievable due to: Exacerbate flood risk and change the nature of Hetton Bogs SSSI. The site is bounded by a SSSI to the north and SNCI to the east. It is within a settlement break and access issues with a need for infrastructure provision. There may be a capacity issue for water treatment in this location.

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													Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable	
139	South Lodge Farm, North Road	15H	10.40	156		G	02/00100/OUT residential development - Withdrawn	Developer	Hetton	Private	Flood risk 3a 10%	Open Countryside. Within a settlement break. Education issues -there may possibly be a need to extend current provision or establish new school. There are also access issues - Hetton Bypass needs funding for the development to become more accessible and have less implications on the current highways network. Funding from DFT will be unlikely and would therefore require funding from developer. Slopes downhill East to West steep gradient			156			Not suitable site, it is within a settlement break, development of this site will exacerbate flooding and there are access issues. There may be a capacity issue for water treatment in this location. The Highways Agency are concerned that the cumulative effect of the development of this site and others in the locality could have an impact on the Strategic Road Network of the A690, further assessment of potential impacts will be required.
140	Hazard Lane, land off	15H	6.46	97		G	02/00100/OUT residential development - Withdrawn	Developer	Hetton	Private	Flood risk 1%	Open Countryside. Within a settlement break. Education issues -there may possibly be a need to extend current provision or establish new school. There are also access issues - Hetton Bypass needs funding for the development to become more accessible and have less implications on the current highways network. Funding from DFT will be unlikely and would therefore require funding from developer. T					97	Not suitable as within open countryside, settlement break and access issues. Not achievable due to the cost incurred by infrastructure provision
141	Lyons Avenue, land off	16J	0.65	16		G		Developer	Hetton	Private	Allotment							Allotments, would need to provide alternative location for these. There may be a capacity issue for sewerage in this location.
142	Former Chilton Moor Cricket Club, Black Boy Road	13F	1.29	30		G	07/05292/MNQ residential development	Developer	Houghton	Punch Taverns Plc	Designated open space							Designated open space and playing fields. Costs issues with providing alternative open space. There may be a capacity issue for sewerage in this location.
143	Lyons Cottage, land to rear of	16I	0.61	25		G	04/01469/REM Erection of 25 houses - Approved	Developer	Hetton	Private	Allotment			25				Suitable but concern for allotments located on 1/3 of site, several mature trees on site, potential for TPOs
144	Coaley Lane Land at	11G	4.18	63		G		Developer	Houghton	Durham Estates Limited		Possible extension to current provision or establish new school. The site is within a settlement break. Trees on site. Football Pitches and a Greenfield site					63	Not suitable as it is a settlement break and would set a precedent. Site is within open space wildlife corridor and Great North Forest. There may be a capacity issue for water treatment in this location.
146	Easington Lane Primary School Playing Fields, School View	17J	1.68	40		B		Developer	Hetton	Council		Access could be resolved by the phasing of this site together with site 86 in a Masterplan	40					Access issues, There may be a capacity issue for water treatment in this location.
149	Aster Terrace, land at back of	11F	1.58	60		G		Developer	Copt Hill	Council	archaeological site 10%	A council owned greenfield site, needs a council resolution for disposal.	20	40				There may be a capacity issue for water treatment in this location.

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150	Land adjacent Newbottle Primary School, Houghton Road	11G	0.41	12		G		Developer	Houghton	Council	Designated open space 50%	This and surrounding schemes would put pressure on Dubmire Primary School - may need to extend provision at other schools		12				Public open space, access issues, servicing needed. There may be a capacity issue for water treatment in this location.
172	Forest Estate, Land at High Street	16J	4.15	120		B		Gentoo	Hetton	Gentoo	designated open space 10%			120				There may be a capacity issue for water treatment in this location.
174	Houghton Colliery	12G	4.44	113		G		Local Authority	Houghton	Council	Archaeological site 2%	Mixed uses site within UDP for town centre uses and housing.		66	47			Landfill, stability issues, contamination issues. There may be a capacity issue for water treatment in this location.
178	Downs Pit Lane, land to the North - Regent Street	14I	2.64	60		G		Developer	Copt Hill	SHARP/ Council owned	Acts as informal open space 50%		60					There may be a capacity issue for water treatment in this location.
181	Houghton Road, Hetton, land at	14H	13.23	200		G		Developer	Copt Hill	Private	Flood risk 3a 30%	Site is a possible extension to current provision or to establish new school. Site is in a settlement break and in Open countryside. Sloping site. Pollutant shown and waste site.					200	Flood risk, landfill site - stability and possible contamination issues - employment land, poor access. There may be a capacity issue for water treatment in this location. The highways impact will be greater than 30 two way trips - further assessment of potential impacts required
193	SIG Combibloc Limited, Blackthorn Way	12F	4.83	90		B		Developer	Houghton	Storeys:SSP		This and surrounding schemes would put pressure on Dubmire - may need to extend provision at other schools			90			Employment land. There may be a capacity issue for water treatment in this location. The highways impact will be greater than 30 two way trips - further assessment of potential impacts required
194	Lambton Lane, land at	12E	9.28	140		G		Developer	Houghton	Hellens Development Ltd & part Council ownership	Flood risk 3a 20% archaeological 10%	Designated Industrial land use, within settlement break, interim travellers site. Employment land review dependant. May be suitable for mixed use This and surrounding schemes would put pressure on Dubmire - and education may need to extend provision at other schools. Pollutants could be present on the site.			140			Flood Risk, industrial land, open space, within settlement break, landfill site, poor access, employment land review, Major archaeological site, dependant on other sites too. There may be a capacity issue for water treatment in this location.
197	Eppleton Primary School, land north of - Church Road	14I	5.13	115		G		Developer	Copt Hill	Hellens Development Ltd & part council owned		The site is included in the Hetton Area Action Plan. Eppleton Primary School is up for review. There is a need for a new access road.		115				Settlement break, landfill, no access, non designated open space, archaeological site, open countryside, playing fields
227	Hetton Lyons Industrial Estate, Colliery Lane	15J	1.12	27		G		NLUD_07	Hetton	Part Council other private	SNCl.				27			Adjacent to SNCl, poor access, bad neighbours, industrial area. There may be a capacity issue for water treatment in this location.

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228	Hetton Lyons Industrial Estate	15I	1.16	27		B		NLUD_07	Hetton	Unknown	archaeological site				27			Poor access, bad neighbours and is in an industrial estate. There may be a capacity issue for water treatment in this location.
230	Rutland Street, Hetton, land rear of	15H	0.42	12		G		NLUD_07	Hetton	Unknown					12			No access on the site, adjacent to an SNCI, site needs servicing and the site is non designated open space. There may be a capacity issue for water treatment in this location.
235	Manor House, Station Road, Penshaw	9F	1.45	26		B	02/02421/LEG residential development-Approved	NLUD_07	Shiney Row	Unknown	Designated Open Space			26				TPO'd trees. There may be a capacity issue for water treatment in this location.
236	Penshaw Garage, Cox Green Road	9F	0.48	15		B	05/00767/SUB	FUL	Shiney Row	Mr Bill Christie		Previous garage uses may require a desktop investigation into possible contamination and may require remediation of the	15					
272	North Farm, Warden Law Site 1, land at - Gillas Lane	12J	22.05	330		G		Developer-HADPD	Copt Hill	Private	Green Belt	Concern with distance to schools due to the rural aspect					330	Site is unsuitable due to greenbelt nature, being adjacent to a minerals safeguarding area and being in an unsustainable location
273	North Farm, Warden Law Site 2, land at - Gillas Lane	12J	6.22	95		G		Developer-HADPD	Copt Hill	Private	Green Belt	Concern with distance to schools due to the rural aspect					95	Adjacent to minerals safeguarding area, adjacent to landfill, and is a greenbelt site and is therefore unsuitable
274	North Farm, Warden Law Site 3, land at - Gillas Lane	12J	7.16	108		G		Developer-HADPD	Copt Hill	Private	Green Belt	Concern with distance to schools due to the rural aspect					108	Site is greenbelt, in an unsustainable location, and requires infrastructure to be built
275	North Farm, Warden Law Site 4, land at - Gillas Lane	12J	10.91	165		G		Developer-HADPD	Copt Hill	Private	Green Belt	Concern with distance to schools due to the rural aspect					165	Servicing needed, unsustainable location, greenbelt, waste site.
280	Shiney Row Centre, Success Road	10F	4.20	95		B		Developer-HADPD	Copt Hill	Sunderland College				95				water treatment in this area. The Highways Agency focussed upon the potential impact on the Strategic Road Network (SRN) which includes the A19, A690, A1231, A182, A1(M) of the potential SHLAA sites. The Agency requires that the traffic impact of new developments should be safely accommodated on the SRN and these measures be brought forward in parallel with proposed housing development.
293	Low Moorsley, land at (Ennerdale Street)	16H	4.40	79		G/B	04/00551/OUT residential development -Refused	Developer-HADPD	Hetton	Barratt Homes Newcastle	Designated open space	Site was subject to an appeal, the Secretary of State dismissed the appeal on the grounds of unsustainable location, no need for housing the site's impact on the countryside.					79	As detailed in the Appeal Statement March 2006, SoS and PINs stated there is not a suitable access, not a sustainable site, adverse impact upon the countryside and would make no contribution to sustainable communities. There are potential stability and contamination issues. There may be a capacity issue for water treatment in this location.

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													Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable	
305	High Dubmire, land at Mulberry Way	12F	0.73	18		G		Developer Interest	Houghton	Unknown		Would result in pressure on Dubmire School and ownership issues		18				Site reserved for employment uses. There may be a capacity issue for water treatment in this location.
318	Moor Burn House, Dairy Lane	2G	0.55	15		B	07/03232/OUT	Developer Interest	Houghton	Unknown	Part of site in flood zone 3a	This and surrounding schemes would put pressure on Dubmire - may need to extend provision at other schools			15			Flood Risk. There may be a capacity issue for water treatment in this location.
328	Princess Gardens, land at (Regent Street)	14I	0.35	11		B		Developer Interest	Copt Hill	Private		Site located within the Hetton Downs Action Area.	11					There may be a capacity issue for water treatment in this location.
329	Highfield Hotel, Durham Road	15G	0.44	11		B	05/00566/SUB	Developer Interest	Hetton	Private		Issues with noise arising from proximity to A690, may be mitigated by bunding.	11					There may be a capacity issue for water treatment in this location.
330	Philadelphia Complex Site 3	10G	18.58	278		B	08/01426/LBC regeneration inc. 304 dwellings-Withdrawn	Developer Interest	Shiney Row	Private and Part Council	5 listed buildings 10% site designated open space	Previous planning application withdrawn, subsequent phased release and development of the site may result.	200	78				Due to a previous planning application being submitted and a proposed application for 2009. The developer believes availability will be ensured.
332	Philadelphia Lane, Success Road	10G	0.88	22		B	07/04545/FUL	Developer Interest	Shiney Row	Private			22					There may be a capacity issue for water treatment in this location.
333	Fletcher Terrace, land at (Lumley Crescent)	11G	0.36	16		G	08/01433/FUL	Developer Interest	Copt Hill	Pukrik Homes	Stables	Newbottle Primary School is already full and difficult to extend - cumulative effect of this and surrounding sites could result in need for a new school	15					There may be a capacity issue for water treatment in this location.
339	Land at Gillas Lane	14H	3.35	75		G		Developer	Copt Hill	Persimmon Homes North E		The site is subject to localised flooding (20%) it is within a settlement break, wildlife corridor and Gret North Forrest.		75				There is a waste transfer station adjacent to the site and possible access issues. There may be a capacity issue for water treatment in this location.
340	Front Street, Fence Houses, Land to the east of	13G	2.67	48		B		Developer	Houghton	Persimmon Homes North E	Flood risk 3a settlement break	This and surrounding schemes would put pressure on Dubmire Primary School - education may need to extend provision at other schools. Site is within a settlement break and is subject to extensive flooding		48				Potential flood risk needs to be mitigated against. There may be a capacity issue for sewerage in this location.
341	Redburn Row, Land to the north of	13F	4.94	89		G		Developer	Houghton	Persimmon Homes North E	Flood risk 3a SNCI Redburn Marsh Archaeological site (2%)	This and surrounding schemes would put pressure on Dubmire Primary School - education may need to extend provision at other schools. Site is affected by an SNCI and is within a Settlement Break						flood risk zone needs to be mitigated against. Encroaches onto 50% of the Redburn Marsh SNCI. An appeal for residential was refused on appeal 10 years ago approx. There may be a capacity issue for water treatment in this location.

Site Ref.	Site Name	Map Ref:	Area (HA)	Site Capacity	Houses Complete	Greenfield/Brownfield	Planning History	Status/Source	Ward	Site ownership	Category 1 & 2 (there are no category 1 sites)	General Site Comments	Capacity breakdown					Comments from Key Stakeholders	from Consultation Event
													Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable		
343	Grasswell, land at (Houghton Road)	11H	30.20	450		G		Developer	Copt Hill	O & H properties	Green belt	Site is in the Green Belt - the developer proposes to develop the site for residential mixed use and the remainder set aside for environmental improvements. Adjacent to Newbottle conservation area. SPD states development will be resisted on this site. Newbottle Primary School is already full and difficult to extend - cumulative effect of this and surrounding sites could result in need for a new school.					450	Not suitable as situated in Greenbelt and open countryside, also access issues	
344	Chilton Moor Gardens site 2 (Durham Street)	13E	1.39	32		G		Developer	Houghton	Persimmon Homes North E	Non-designated open space	This and surrounding schemes would put pressure on Dubmire Primary School - may need to extend provision at other schools. Contributions would be required to the extension of Coaley Lane. Infrastructure would require development			32			Issues concerning non-designated open space, access issues, buffer zone for Leamside line. Costs involved with infrastructure provision. There may be a capacity issue for sewerage in this location.	
349	Philadelphia Junction, land at (Philadelphia Lane)	11G	5.78	86		G		Allocated UDP	Copt Hill	Church Commissioners	open space 5% site Archaeological site 10%	Newbottle Primary School is already full and difficult to extend - cumulative effect of this and surrounding sites could result in need for a new school. Contributions to extension of Coaley Lane may be needed. Infrastructure development needed. Low lying site which is effected by surface flooding.			86			Issues with flooding and access and there may be a capacity issue for water treatment in this location. The highways impact will be greater than 30 two way trips - further assessment of potential impacts required.	
365	Newbottle Site 2, Land at (Sunderland Road)	11H	0.52	16		G		Developer	Copt Hill	Lambton Estates	Green belt 40% Archaeological site 20% Conservation area 20%	Newbottle Primary School is already full and difficult to extend - cumulative effect of this and surrounding sites could result in need for a new school. Site adjacent to Newbottle conservation area. SPD states development will be resisted on this site. Adjacent to					16	Not suitable due to being within the green belt, open countryside, Greenfield landfill site, stability issues and proximity to listed building. Cost implications involved with stability and contamination, therefore not achievable	
367	Coaley Lane, Land at	11G	3.67	55		G		Developer	Houghton	Lambton Estates		This and surrounding schemes would put pressure on Dubmire - may need to extend provision at other schools. Site is in a Settlement break and is agricultural land. Site is in a Settlement break and is agricultural land						Not suitable as within settlement break, open countryside and would be in-fill development	
372	Houghton Police Station, Dairy Lane	13G	0.11	12		B		Developer	Houghton	Northumbria Police Authority	Grade II listed building	Ownership issues, Secretary Of State has acquired ownership of part of building.		12				Ownership issues.	
375	Stott's Pasture, Golf Course Road	11H	0.62	19		G		Developer	Shiney Row	Lambton Estates	Flood risk 3a						19	Not suitable due to flooding, beyond the urban area and within a settlement break.	

Site Ref.	Site Name	Map Ref:	Area (HA)	Site Capacity	Houses Complete	Greenfield/Brownfield	Planning History	Status/Source	Ward	Site ownership	Category 1 & 2 (there are no category 1 sites)	General Site Comments	Capacity breakdown					Comments from Key Stakeholders Consultation Event
													Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable	
376	Chilton Gardens, Chilton Moor	13E	1.08	25		G		Developer	Houghton	Lambton Estates	non-designated open space	This and surrounding schemes would put pressure on Dubmire School - Education may need to extend provision at other schools.						Greenfield, adjacent urban area, achievability issues due to costs involved with access.
377	High Dubmire, Chilton Moor, Land at	13F	1.31	30		G		Developer	Houghton	Lambton Estates	designated open space - playing fields	This and surrounding schemes would put pressure on Dubmire School - Education may need to extend provision at other schools.						Not suitable as Designated open space, allotments and playspace.
378	North of Coaley Lane, land at	11H	1.19	27		G	08/01617/VAR Playing fields	Developer	Houghton	Durham Estates Limited	Archaeological site.	This and surrounding schemes would put pressure on Dubmire School - Education may need to extend provision at other schools. Site is agricultural land with possible contamination. There is a planning application for playing fields						Not suitable as open countryside and within settlement break.
381	Newbottle Site 1, Land at (Sunderland Road)	11G	53.80	807		G		Developer	Copt Hill	MBH Investments	Green belt 95% Archaeological 5% conservation area 1%	Site is within the Green Belt. Newbottle conservation area SPD states development will be resisted on this site. Newbottle Primary School is already full and is difficult to extend - the cumulative effect of this and surrounding sites could result in the need for a new school.					807	Not suitable as within Greenbelt and open countryside
382	Dairy Lane, Site 1, Land at	13F	0.79	18		G	00/01407/FUL (expired)	Developer	Houghton	Lambton Estates		This and surrounding schemes would put pressure on Dubmire Primary School - Education may need to extend provision at other schools	18					Adjacent urban area
383	Dairy Lane, Sites 2 & 3, Land at	13G	4.70	70		G		Developer	Houghton	Lambton Estates	flood risk zone 3a	This and surrounding schemes would put pressure on Dubmire Primary School - Education may need to extend provision at other schools. The site is high flood risk and has access issues					70	Settlement break, flood risk 3a, possible contamination and stability issues due to being located on landfill site. Therefore site is neither suitable nor achievable.
385	Sedge letch Site 1, Land at (Blind Lane)	11F	16.16	242		G		Developer	Houghton	Lambton Estates		This site and surrounding schemes would put pressure on Dubmire Primary School - Education may need to extend provision at other schools. The site is subject to localised flooding.					242	Not suitable as within settlement break, open countryside. Adjacent bad neighbour (sewerage works) causing market issues.
386	Sedge letch Site 2, Land at (Blind Lane)	12F	9.10	136		G		Developer	Houghton	Lambton Estates	flood zone 3a 2%	This site and surrounding schemes would put pressure on Dubmire Primary School - Education may need to extend provision at other schools. The site is subject to localised flooding					136	Not suitable as within settlement break and open countryside

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													Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable		
387	Sedge letch Site 3, Land at (Blind Lane)	12F	1.23	28		G		Developer	Houghton	Lambton Estates	flood zone 3a 2%	This and surrounding schemes would put pressure on Dubmire Primary School Education may need to extend provision at other schools - Site is subject to localised flooding, is high flood risk, and the topography of the site may restrict development					28	Not suitable as topography issues, within flood risk 3a, poor access and within settlement break.	
388	Ennerdale Street, Low Moorsley, Land at	16H	0.98	22		G	04/00552/OUT-residential - Refused	Developer-HADPD/UDP	Hetton	Barratt Homes Newcastle		The site is subject to localised flooding. UDP designated housing site.		22				Is an unsustainable development, not located in close proximity to services, is adjacent the urban area.	
409	Dubmire Industrial Estate, Sedgeleth Road	12F	11.26	170		B		Developer	Houghton	Scotts Property LLP								Not currently suitable as allocated employment land, site is dependant on Business Land Availability Assessment. Not achievable currently as there are ownership issues on the site and issues with relocation of existing businesses. The highways impact will be greater than 30 two way trips - further assessment of potential impacts required.	
410	Blind Lane, land to North of	12G	0.71	22		G		Developer	Houghton	Private		This and surrounding schemes would put pressure on Dubmire Primary School there may be a need to extend provision at other schools in the area		22				Site is within settlement break, adjacent urban area and would be encroachment into open countryside	
411	Snippersgate, land at (South Hetton Road)	17J	0.40	12		G		Developer	Hetton	Private					12			Encroachment into the open countryside, Greenfield and poor access.	
		Total	439.58	7943									1730	1304	664		3080		