Strategic Housing Land Availability Assessment (SHLAA)

Annex Sites Schedule and Map





March 2012

Results

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

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

Results in comparison with 2011 targets and RSS

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

Source: Sunderland City Council SHLAA February 2012

te f. Site Name Street	Map A Ref: (H	Area Site Hor HA) Capacity Co	uses omp Approval Date	Greenfield Brownfield	Planning Histo	ory Status/S	LDF ource Areas	Sub ARF N	ame Ward	Site owne	ership Car	Ca (th site	ntegory 1 & 2 site ere are no Cat es)	es 1 General Site Comments		nnual Completion r			-10 years Supply 017/18 2018/19	2019/20 202	/21 2021/22	11-15 years Su 2022/23 202		25 2025/26 202	Deliv 026/27 Years	erable Developa 1-5 Years 6-1	Capacity brea Book Developation Years 11-1	ole Post 15 Years	Not currenti developable	tly	ls the sit	e Comments from Key Stakeholder Consultation Event	s 2011 Update commer
Saint St Georges Georges		0.46 14	13/06/06 (expired)	В	06/00696/0	OUT Develo		derlan orth North	n St Pet	ers Private			onservation rea	The Seafront Strate will further increa background knowled and aid decision making this is a tourism at and a wildlife corridor,	ase dge ng. rea					14					0	14	0				Y (6-10 years)	o	Ownership issu Access issu without the demolii of No.14 St Geory Tce, required high improvements lik to be cost prohibitiv
														Site lies within a Wild Corridor and the Gr North Forest Masterp is still enforceable. light of on go discussion with Gent lower density hous	reat Ilan In Ing Ioo,																	Site is owned by gentoo but is	
9 Hylton Lane Hylton L	Lane 3I	2.51 80		G		UDP		derlan orth North	n Redhi	I Gentoc	1	O _I	pen Spac NCI -40%	would be achievable the site. UDP allocationsite The Primary sch	on ted				20 20	20 20					o	80	0				Y (6-10	not within the curren predevelopment programme SNCI open space	it ;
Southwick Clarence Primary School Street Land adj. Monkwearmouth		1.80 56		В		ISHL		derlan orth North	n South	wick Counci	ı			closed September 20 the site is available development. Outline approval for	for		26	30							56	0	0			Y (1- Years)	5	Site designated fo	Revised site details potential access issues
College, Swan	Street 5N	0.69 28	16/07/10	В	10/00229/0	OUT OUT		derlan orth North	n South	Sunder wick College				dwellings grant 16/07/2010 Extra Care hom development is be	nes	20	8								28	o	0			Y (1-: Years)	5	community and educationa priority	
Kidderminster, Land east of Hylton Lane Downhil	ill 31	2.86 144		G/B	05/04020/5	SUB UDP		derlan irth North	n Redhi	I Gentoo		0	rchaeological	considered. Given prominent plateau of e site, the scale a	the the and be	5 34	55								94	0	0			Y (1-: Years)	5	focussed upon the potentia	site slopes significantly potent issues for achievin adoptable highway layout.
Carley Hill School, Emswor	orth						Sun	derlan		Counci		O _I	pen Spac rchaeological	Part of the site front e Carley Hill Road v sold (Feb 2009)	ing vas to															Y (1-		impact on the Strategic Roac Network (SRN) of the potential SHLAA sites. The Agency requires that the traffic impact of new developments should be safely accommodated on the SRN and these measures be brought forward in paralle with proposed housing	e e e v e e e e
Emsworth Road Road	3L	4.20 100	02/02/02	В	09/03758/F 08/02559/F			orth North	n South	wick gentoo		Si		Gentoo. Site within the short te Gentoo rener programme. Erection "Grace House	erm wal of se"	25	25	25 2	25						75	25	0			years)		development.	
Southwick Phase 3-5	3L	9.94 199 1:	02/09/09 28 16/01/08	В	, 10/01995/F	FUL u/c		derlan orth North	n South	wick Gentoo		Oį	pen Space	Children's hospice part of site. Site includes sch playing fields, which require consent from	31 2	0 20									71	o O	0			Y (1- years)		New application for additiona 78 units on site. Availability of site is uncertain,	Under Construction Application for
St Hilda's Church, School and adjacent land	4L	0.62 24		В		Develo Interes		derlan Irth North	n South	wick Private	/Council	Ar Si	rchaeological ite	Sport England release. The area is	for s a and					17 7					O	24	o				Y (6-10	current development plar policy is for schoo playgrounds, community uses and church need to be	n special needs cer l Possible s development for
Newcastle Road Newcas 1 Baths Road		0.74 30		В	Fulwell	Develo Interes		derlan orth North	n Fulwe	Counci I private				Site and adjoining la marketed for mixed us including residen summer 2011.	ses		20	10							30	0	0			Y (1-	5		Site to be mark for a variety of including resident
														Residential developm	ent																	The site is within flood zone 1 but subject to surface wate flooding. The Highway! Agency focussed upon the potential impact on the Strategic Road Networl (SRN) which includes the A19, A690, A1231, A182 A1(M) of the potential SHLAF	er S e e k e
Sashur Care Whithur						Perel	Suzza Suzza	dadaa		Univers Sunder				expected after development of amusements and tied with the site allocatic document. Larger fan low density hom expected. This is tourism area, a wild corridor and the site	the the in ons nily nes a illife is																	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 paralle with proposed housing development. Extensive and high quality greenspace	s w e e e e e e e e e e e e e e e e e e
Seaburn Camp, Whitburn Whitburn Road Rd		11.86 144		G		HADP	oper - Sun D d No	orth North	n Fulwe					subject to the Gr North Forest proposals						25 25	25	25 25	19		0	75	69					Dexpected throughout the site with links to external areas.	
Dovedale Road, Dovedal Road Fulwell Quarry East, land at		0.38 12		G		Develo		derlan orth North	n Fulwe	I Counci	I		xisting Ope	n Previous Industrial U	0.00				2						o	12	0				Y (6-10 years)	Landfill on part of site archeological remains, access issues, ownership issues	may be more appropriate.
Bell House Bell Ho Road Road All Saints House, Portobel	3L ello	4.94 160		G		UDP	d No	derlan orth North		wick Counci		Ar Si	rchaeological ite rchaeological	Archived landfill, natireserve, wildlife corrido	ure					30	30	30 30	30	10	o	60	100					prestrictive covenant, possible methane on site.	
8 Portobello Lane Lane 36 to 38 Roker Roker Avenue Avenue	4M	0.46 21 0.28 24	15/09/06	В	03/01714/L (expired)	OB LEG ISHL		orth North derlan orth North		ers Private ers Private			ite					1	21						0	24	0				years) Y (6-10 years)))	Delivery of
Redcar Road, Redcar land at Road	r 3К	0.89 24		G		ISHL		derlan orth North	n Redhi	Sunder I College		C	pen Space / ommunity arden												0	0	0		24	N	N	Site not developable as allocated for community facilities	community facilities dependant upon

												Category 1 & 2 site	s	Anticipat	ted Annual Completion rates 1-5 years	6-10 years Supply			11-15 y	years Supply				Capacity breakdown				
Site Ref. Site Name		Map Area Ref: (HA)	Site Capacity	Houses Comp Approval Date	Greenfield Brownfield Planni	ing History Status/Source	LDF Sub	ARF Name V	Ward	Site ownership	Category 1	Category 1 & 2 site (there are no Cat sites)	1 General Site Comments		2013/14 2014/15 2015/16 2016/17	2017/18 2018/19	2019/20 2020	0/21 2021/			024/25 202	5/26 2026/27	Deliverable Years 1-5	Developable Po Years 6-10 Pevelopable Po Years 11-15 Years	st 15 Not current ers developable	y Is th develop	e site Comments from Key Stakeholder able Consultation Event	s 2011 Update comment
Sunderland Nort	h												The present school	uso														
													will remain. The site	may														
													be available post 2 Site is appropriate	for														
Fulwell Ju	nior												community facilities is a Community	and													Site still in educational us	
School, 237 Road, Fulwe		3N 1.0	01 27		В	ISHL	Sunderlan d North	North F	Fulwell	Council		N/A	Environmental priority	area									0	o o	27	N N	and is a community an educational priority area.	d
													Problems with isol on the site, has vehi															
Portobello La		414	52 26			0.0	Sunderlan	Manufa	0	Debuga		Archaeological	and railway access.					00									- 10 Site ownership is unknow	n
Ridley Street		4M 0.	52 26		В	OB	d North	North 8	St Peters	Private		Site Open Space	e is on industrial land.					26					U	26 0		years	and designated open space	
Emsworth Road, Ca	rley																											
	to Emsworth	3L 0.:	35 14		В	ОВ	Sunderlan d North	North S	Southwick	Private		Open Space								14			0	0 14			11-15 Open space issues need to	o
Earlston Str	eet,	02 0.0							Codamion	· ·····		Archaeological														your		
243 Carley Hill	ne, Eyemouth Lane	3L 0.	50 14		В	ОВ	Sunderlan d North	North S	Southwick	Private		Site Oper Space	n				14						0	14 0		years	(6-10 Open space issues need to be resolved	0
Fulwell Reservoir,											I		Site has previndustrial use and			I = I											Access and possible	9
Viewforth 254 Terrace	Viewforth Terrace	3L 0:	72 21		В	Develope HADPD		North F		Northumbria Water		Archaeological Site	affected by Preservation Order 6	Tree	11 10								21	0		Y (1-5 vears)	contamination are issue need to be resolved	
234 1.5.1000	10400	J. 0.1	- 21			11/10/10	0.10101		. 2																	, , , , , ,	Site is more appropriate for	
										Marine			Site has a right of issue that needs to	be be													tourism and recreations purposes due to location o	n
Beacon Dr 265 site at		4N 0.	19 10		В	Develope HADPD	er- Sunderlan d North	North S	St Peters	Activities Centre		Archaeological Site	resolved and s flooding problems	ome									0	o o	10	N N	the sea front. Also, high floor	d
				under constructio								Green Be Archaeological	lt															
Former Dag 291 Site	mar Whitchurch Road	2K 0.6	62 39	n start		5460/FUL 2515/FUL UC	Sunderlan d North	North 6	Southwick	Brivata	:	Site Existing	Approval for 39 fa	amily									2			Y (1-5		under construction 3 completed 01/12/11
		SK 0.0	32 39	36 1/12/2010	В 07/02			NOITH C	Southwick	riivale		Орен Зрасе	nouses.	3									3	0		years)	Access issues, possible	Э
301 land at	ne, Ferryboat Lane	4H 0.5	55 16		G	Develope HADPD		North (Castle	Private													0	o o	16	N N	contamination, open spac issues need to be resolved	9
												Existing Open Space																
Givens Str 398 Roker, land a	eet, Givens	4N 14	42 26		В	Develope Interest		North 5	St Peters	Council		Archaeological Site	Access n investigation.	eeds									0	0	26	N N	Designated open space	
Monkwearmo					_	Develope																				V	11-15	
412 Newcastle R		4M 3.4	46 52		В	Interest		North S	St Peters	NHS Trust										3	0 22	:	0	0 52		years		
													Site is included in Seaburn Maste	plan														Revised sit boundary exclude
Seaburn													which promotes a nuse leisure	led													Revised site boundary avoid	
Amusements 413 Whitburn Ro	, Whitburn ad Rd	2N 9.2	24 226		G/B	Develope HADPD	er - Sunderlan d North	North F	Fulwell	Council			development includi mixture of housing	ng a	25 35	35 35	35 35	26					60	166 0		Y (1-5 years)	Flood zone 1 of Cut Throat Dene	t Site part of Seabur Masterplan
													Green Belt, r settlement break, (·
													It North Forest. High	nway														
	oat Ferryboat						Sunderlan					Site Existing	Agency requires fu assessment of pote	ential													Green Belt, major settlemer	t
416 Lane	Lane Ravenna	5H 12.	37 190		G	Develope	er d North	North (Castle	Private		Open Space	impacts on the SRN.										0	0 0	190	N N	break, Great North Forest	New Site
Bunnyhill E 432 Care	ktra Road Downhill	1.6	67 152		B/G	Develope	Sunderlan er d North	North 5	Southwick	Gentoo			Extra Care homes		50 50 52								152	0		Y (1-5 years)		New Site, Extra Care
																												New Site,Phase 2 of development of the
Castletown			7 173		В		Sunderlan	North	Caalle	Cantan		Amenity Gree			50 50								472			Y (1-5	Extra Care scheme	e site possible Extra
433 Aviary B Hahnemann	Southwick					Develope	Sunderlan			Gentoo	l l	Space	Extra Care homes		66 50 57				-				173	U		Y (1-5	dependant upon funding.	
435 Court, site B Cricklewood	Rd Rd, Cricklewood		45 132		В	Develope	er d North Sunderlan	North S	Southwick	Gentoo			Extra Care homes		100 32				-				132	0		years) Y (1-5		New Site, Extra Care
439 land at	Rd Hylton Red	0.4	10 12		В	Develope		North (Castle	Gentoo					12								12	0 0		years)		Gentoo owned site
441 Road	House	0.2	29 10		В	Develope		North F	Redhill	Gentoo					10								10	0 0		years)		Gentoo owned site
																												Planning permission for the erection of 70
										Gleeson																		No 2,3,4, bedroom family homes with
	Maplewood						Sunderlan			Homes and Regeneration																Y (1-5		associated highways, landscaping and car
443 Marley Potts			17 70 2270	02/11/11	B 11/0	1796/FUL FUL	d North	North F		Ltd		Open space	TOTAL	-16	30 30 10 205 277 280 241	116 76	111 131	1 107	7 55	69 7	.d 35	0	70	0 0	203	years)		parking
			1 2210										. JIML	110	200 241	. 10	111 131	. 107	33	00 /	5 32		JU1 -	230	200	· · · · · · · · · · · · · · · · · · ·		1

Site Ref. Site Name Street Ref. (HA)	a Site Houses Approval Date Brow	enfield/ Status/ Status/ Insurance I	DF Sub Areas ARF Name Ward Site owners!	Category 1 & 2 (there are no	pated Annual Completion rates 1-5 years 2013/14 2014/15 2015/16	6-10 years Supply 2016/17 2017/18 2018/19 20	119/20 2020/21 2021/22	11-15 years Supply 2022/23 2023/24 2024/25 20	25/26 2026/27 Deliverab	Ca Developable 6-10	Developable 11-15	Not currently le	s the site Is deliverable de	the site	Comments from Key Stakeholders Consultation Event 2011 Update comment
42 to 45 Nile	24/09/2007,	07/02667/FUL,	East Sunderland (Central	New Planning permission extension replaces App No.											Replacement extension for
18 Street Nile Street 5N 0.0 4-8 Villiers	0.06 23 25/09/2010	B 10/01432/EXT1 FUL 3	South Sunderland) Hendon Private East Sunderland (Central	07/02667/FUL	23				23		0)	Y (1-5 Years)		planning permission to 2012
24-26 Stockton Stockton			East Sunderland (Central St			34			0		0			(6-10 years)	
187-193 High High Street			East Sunderland (Central	60 bed hotel, 16 two bedroom		24			0		0			(6-10 years)	Mixed use - 60 bed hotel, 16
178-185 High High Street			East Sunderland (Central	apartments and retail units.		16			0		0			(6-10 years)	apartments and retail units.
The Bunker, Stockton		07/02000/FUL	South Sunderland) Hendon Private East (Central St South Sunderland) Michaels Private			62	40		62		0		Y (1-5 years)	(6-10 years)	Mixed use development
44 Stockton Road Road 6M 0.0	.06 19 04/07/07	B Expired FUL	Sunderland) Michaels Private				19		0	19			<u>1</u>		The Highways Agency focussed upon the
Farringdon Row Farringdon 64 phase 1 Row 5M 1.2	.20 0 08/02/08 B		East Sunderland (Central South Sunderland) Millfield Council	New justice centre will be developed on the upper southern section of the site to accommodate the relocated Gillbridge Magistrate's courts. Site extends to Gill Bridge with a possible drainage pond.						0 0	0		N N		potential impact on the Strategic Road Network (SRN) which includes the A19, A690, A1231, A182, A1(M) of the potential SHLAA sites. The Agency requires that the traffic impact of new developments should be safely acc
15-18 Hudson Road (West Hudson 66 Sunniside) Road 6N 0.0	.07 20	03/01793/OUT, 07/04646/SUB Developer B Refused Interest	East Sunderland (Central South Sunderland) Hendon Private	Site refused planning permission Sept 07 for 30 apartments on design and car parking, this will be resolved by lower densities.		20			20		0		Y (1-5 years)		Dependant upon the Sunniside Masterplan
Vaux Brewery Gill Bridge		02/02480/OUT Developer :	Council/H , purchask site from East Tesco Sunderland (Central February	New Interceptor realignment required on site, reduced housing capacity. 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 archaeological covered by a Section 106		20									The highways impact will be greater than 30 two way trips - further assessment of potential capacity, affected by the SSTC
63 (site of) Avenue 5M 5.8 8-12 Murton Murton	.86 320 28/03/07 01/06/07	B Expired Interest : 07/01170/OUT : :	South Sunderland) Millfield 2011 East Sunderland (Central	site Agreement		81	82 1	12 45	0	275	45	280	Y	(6-10 years)	impacts required. corridor Reduced density due to change
Holmeside Triangle, Park			South Sunderland) Hendon Private East Sunderland (Central St	Site of over 30 different		45			0	45	0			(6-10 years)	in the market.
Farringdon Row Farringdon	.59 226	B UDP 08/01368/OUT.	South Sunderland) Michaels Private Sunderland (Central Sunderland) Millfield Council North Sunderland (Central Sunderland) Kenderland (Central Sunderland) Kenderland (Central Sunderland) Kenderland (Central Sunderland) St Peters Private	owners, matter is ongoing. The Riverside Timber yard is narrow and is suitable for apartments. Draft SPD for site in abeyance whilst magistrates court scheme being drawn up. 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 SNCI on 25% of site open space with a standard park open space The sites are included in the Stadium Village Master Plan There may be a need to extend existing schools. Grade II Listed Building Archaeological Site Non Designated Open Space Within the draft St Peters Flood Risk 2+ 3 Master Plan area	50 50	75 50 75 100 100 50 5	100	75	175	226	0			(6-10 years)	Ownership issues Site is currently isolated and marketing issues. The Highways Agency focussed upon the potential impact on the Strategic Road Network (SRN). The Agency requires that the traffic impact of new developments should be safely accommodated on the SRN and these measures should be brought forward in parallel with proposed housing development. Possible land assembly issues. NLP drafting consultation framework for a new Master Plan for the area including an extended University campus, including the proposed World Heritage site
High Street High Street East, land at East 5N 0.2 Numbers Garth and Former School, Russell Russell	1.28 14	B Developer B Developer	Sunderland (Central Sunderland) Hendon Council East Sunderland (Central Sunderland) Hendon Council	dependant on a commercial scheme to extend the Bridges, scheme includes 50 apartments to be delivered after 2010 depending on the market. Education concerns re cumulative effect of this and surrounding schemes - possible new school or expansion of existing schools. Education and School capacity, Vehicular Access and car parking restraints There are Physical problems - NWL, pumping station, conservation area. Load bearing capacity poor, access constraints on the site adjacent to the Sunderland Strategic Transport Corridor, air quality issues		14			0		0		Y	(6-10 years)	Site is within the setting of the potential World Heritage Site and could affect the candidate WHS. Site is within 250m of a landfill site and site under the candidate when the candidate with the candid
Wearmouth Hall site, Chester Road, land to rear of existing - Wharncliffe Street Street 6M 0.3	.38 19	B Developer	Sunderland (Central Sunderland) Millfield Sunderlar	Concern about cumulative effect of this and surrounding housing schemes may result in extra school places, the need to consider \$106 funding for any extra places. The site is subject to the University Master Plan.		19			0	19	0		Y	(6-10 years)	Access issues

N N Street R	Map Area Site Ref: (HA) Capacity	Houses Complete Approval Date	Greenfield/ State Brownfield Planning History Sour	ıs/ ce LDF Sub Areas	ARF Name Ward	Site ownership Ca	Category 1 & 2 (there are no stegory 1 category 1 category 1 size of the category 1 category 1 size of the category 1 cat	Anticipated Annual Company 2012/13 2013/14		5 years 2015/16 2016/17	6-10 years Supply	/19 2019/20	2020/21 2021	11-15)	years Supply 23 2023/24 2024/25 2	2025/26 2026/27	Deliverable 1-5		apacity breakdown Developable 11-15	Not currently le	the site Is the	site Comments from Key Stateholders Consultation Event 2011 Update comment
Bonnersfield, land at - Palmers Hill Palmers Hill	5M 1.03 46		B Dev	Sunderland reloper North	North St Peters	University of Sunderland	There is restricted access for residential use. There is need to consider how it will to in with the St Peters Open Space Bonnersfield Masterplate Archaeological Adjacent to candidate World Heritage Site	a e /						30	16		0	0	46		Y years)	Probable use of site for University Campus. Site within area of World Heritage Site.
Forster Building, Chester 89 Chester Road 6	SL 0.57 26		B Dev	Sunderland veloper South	East (Central Sunderland) Millfield	University of Sunderland	The cumulative effect of housing development in the area may result in extra schood places, the need to consider S106 funding could be considered. Site in operation November 2008 by University, but surplus to educational requirements, only one vehicular access from Clanny, Street. There are concerns about the air quality and noise quality as well as the cumulative effect of traffic congestion on Chester Road. The site is within the Universit land disposal programme.							26			0	26	0		Y (6-10	years)
Technology Park, Chester 90 Road Road 6	SM 0.67 33		B Dev	Sunderland veloper South	East (Central Sunderland) Milifield	University of	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. The cumulative effect of housing development in the area may result in extra school places, the need to consider S106 funding for any extra places. Other concerns about the air quality and noise quality as well as the cumulative effect of traffic congestion on Chester Road.	е												20		Site is adjacent to the University Campus, access issues
Priestman Building, 1-2 1-2 Green	SM 0.27 14			Sunderland	East (Central	University of Sunderland	The cumulative effect of housing development in the area may result in extra school places being required. The need to consider \$106 funding for any extra school places. The site is within the "Bishopwearmouth" Conservation area and is a potential archaeological site.										0	0	0	33	I N	Access issues and physical constraints on site
Hind Street/Hope	5N 0.25 12		B Dev		North St Peters East	University of Sunderland	Adjacent to candidate Worl Heritage Site, this needs to b considered when assessin development. There is concer over road noise issues. Concern with the cumulative effect of this and surrounding schemes - possibly a new school or expansion of existing schools would be needed. Site	e g n							12		0	0	12		Y years)	Sunderland University has an interest in the site
Waterworks Waterworks	SM 0.85 34		B OB	Sunderland	Sunderland) Millfield East (Central	Private / Council	now proposed for Hotel development The cumulative effect of housing development in the area may result in extra school places and the need to consider \$106\$ funding for any extra school places. Site is within the university land disposal programme.			18	9						19	0	0	34	N (1-5 years)	for education related development. Change in market, Unive undertaking a review of land portfolio in 2011
Scotia Quay,	5M 0.29 23			Sunderland South veloper-Sunderland	Sunderland) Millfield East (Central		Concern with the cumulative effect of this and surrounding schemes - possibly new school of 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 Farringdon Row etc being completed.								23		0	0	23		Y (11-1 years)	
Little Villiers High Street Street East 5 Bonner's Field Bonnersfield	5N 0.21 10 5N 0.34 15 5M 0.32 50	09/04/09 Decision pending	B HAI 08/04562/FUL, 07/03159/LBC, B 07/03160/FUL FUI B 07/02932/SCO Dev	Sunderland South	Sunderland) Hendon	Private	Grade II* Listed Building and conservation area Conservation area Conservation area Conservation area Site Nondesignated Open Space Peters Masterplan area.	St		25	25	15					0	15	0		Y (6-10	years) Access to be determined dwellings 09/04/2009 Previous business units within vicinity of the proposed World Heritage
Gillbridge Police Gillbridge 73 Station Avenue 5 Sunniside, North East Sector - West Wear	0.50 25 5N 1.70 40		B Dev	Sunderland yeloper South Sunderland	East (Central Sunderland) Hendon	Northumbria Police Authority	Commercial and apartment mix. Sites within the Sunniside SPDF			25	23		40		25		0	0 40	25		Y (11-1: years) Y (6-10	Row.
Central Area - 178 - 185 High Street West Sanns Street 5 Sunniside, 31 Nile Street Coronation	5N 1.71 62 5N 1.28 16	21/05/08	06/01277/FUL (expired), 07/04503/FUL	Sunderland	Sunderland Hendon		Sites within and subject to the Sunniside SPDF Sites within and subject to the Sunniside SPDF			62	16						62	16	0		Y (6-10	Change in Plan Application
Tavistock Gateway - Hudson Hudson Road 6 Sunniside, Hudson Road, Tatham Street Sunniside, Borough	0.85 30 0.04 17	03/10/08	B Inte 08/03218/FUL B (expired) Dev	Sunderland veloper South Sunderland	East Sunderland Hendon East Hendon East	НСА	Sites within and subject to the Sunniside SPDF Sites within and subject to the Sunniside SPDF. 17 family 3/2 bed units, 65% social rented ownership Sites within and subject to the	1		30	0		17				30	17	0		Y (6-10	
94 Borough Road Road 6 Sunniside, Tatham Street Tatham	6M 0.57 20 6N 0.31 30		Dev	veloper South	Sunderland Hendon		Sunniside SPDF Sites within and subject to the Sunniside SPDF		30		20						30	0	0		Y (6-10	years)

Site F			Street	Map Ref:	Area Site (HA) Capac	Houses Complet	i Approval	Date Greenfield Brownfiel	V d Planning Histor	Status/ ry Source	LDF Sub A	Areas ARF Name	Ward	Site ownershi	ip Category 1	Category 1 & (there are category 1 sites)	2 100 General Site Comments	Anticip 2012/13	ated Annual Comp		2015/16 2016/17	6-10 year	rs Supply 2018/19	2019/20	2020/21 20	11-	1-15 years Su 022/23 20	upply 023/24 20	24/25 20	025/26 2026	W27 De	eliverable 1-5	Developable 6-	Capacity breakdo	wn	Not 15 devel	currently le	the sit	e Is the developable	site Commen Stakehole	ents from K olders Consultation Eve	ey nt 2011 Update comment
Cer 450	194 - 19 Street W	7 High I	High Stree West	et 5N	0.05 12		16/02/2	2011 B	11/00507/SU	UB FUL	Sunderla South	and East Sunderlan	d Hendon	n Private			CoU to provide 2 office uni ground floor and 12 reside units on ground, first and second floors and to include external alteration	ential	12												Ī	12	0	0				' (1-5 years)				CoU to provide 2 office to ground floor and 12 resis units on ground, first and second floors and to incl external alteration
					1953	3													0 12	80	60 :	311	370 32	1 247	107	138	53	136	37	0	0	568	11	183	226	280	81					

Site Ref. Site Name Street	Map Area Ref: (HA)	Site Hor Capacity	ises Approval Date	Greenfield/ Brownfield Planning History	Status/ Source	LDF Sub Areas	a ARF Name	Ward	Site ownership	Category 1 & 2 (the are no Category 1 sites)	re 1 General Site Comments	ears Annua	13/14 2014/15	15 2015/1	6 2016/17	6-10 years Suj 2017/18	2018/19 2	2019/20 20	020/21 20	12021/22 2	11-15 years Supply 2022/23 2023/24 2024/25 2025/26	2026/27 Delive	erable 1-5 De		acity breakdown Developable 11-15	Not c develop:	urrently Is the sit	Comments fr e is the site Stakeholders developable Consultation Eve	om Key
West of Burtree, Cambrian S Cambrian Way	8C 0.43	17 1	4 02/07/10	G 10/01744/SUI	3 UC	Washington	n Washington	Washington	Keepmoat Homes Ltd, Queensbury Design Ltd		Variation of condition attached to application 10/01744/SUB; modification of rear and side boundaries. 3												3	0	0		Y (1-	5	Under Construction 14 houses complete March 2011
High Usworth Well Ban	nk		0 13/12/06				n Washington	Washington			Site is not in an area for further investigation.	5 15	i 30	29									89	0	0		Y (1-	5	Under Construction 20 houses complete
George Washington Hotel land adjacent to, Stone Cella	ar	103						Washington		On the edge of the greenbel 75% of the sit is open spac (allotment an community	of lt, te													-			Y (1-		Under construction
57 Stone Cellar Road Road	4C 0.80	16		G 07/04649/FUI		Washington	Washington	West	Private		Order. 1 This is a mixed use development of employment land and housing, reserved matters consent granted February	6											16	0	0		years)		March 2012 Removal of condition (construction of 5,000sq.ms. Of employment floor space before the 50th
Cape Insulation, Barmston 71 Barmston Road Road	7F 7.97	150 2	19/10/2011 06/10/2011 7 20/02/2009	11/02276/VAI	₹	Washington	n Washington	Washington East	Private Barratt Homes North East		2009. Site under construction April 2011 2	3 30	30	30	10							1	123	0	0		Y (1-	5	house has been sold). Site under construction 27 units completed.
Ayton Primary School, Gold Crest Goldcrest Road Road	7B 1.58	40		В	ISHL	Washington	n Washington	Washington South	Council		Site is subject to a development brief, anticipated to be marketed late 2011, options for executive housing.		20	20									40	0	0		Y (1-{ years)	5	Revised site comments, development brie available.
Glebe				09/02871/FUI 08/01300/FUI	,			Washington	Private/Gento		Site is currently part of the ECI																Y (1∹	5	125 apartmentsat pre application discussion possible stopping up of existing highway pedestrian footbridge walkway to th
124 Glebe Centre Village Former Usworth Comprehensive School Site A, 177 Station Road Road	6D 2.63 4D 3.91		02/07/08	B 07/003488/FU	JL FUL		Washington Washington	Washington	o Council		programme.			20	40	30	19						40	60 49	0		years) Y (1-{ years)	Washington will be r 2010 - 201: the capacity reviewed.	eviewed 5 when will be
Emerson House, Emerson 248 Emerson Road Road	8B 3.88	125		11/03181/OU 00/01905/FUI B efused)	T, _(R _OB	Washington	n Washington	Washington South	Private				30	30	30	25	10						90	35	o		Y (1-: years)	Washington will be rr 2010 - 201: the capacity reviewed.	eviewed 5 when
Galleries Car Park The 249 adj to Asda Galleries	6C 1.20	30		В	ОВ	Washington	n Washington	Washington Central	Private		Concerns over noise and air quality. Possible need to extend existing school provision												0	0	0	30	N	Not currently car Galleries, use emplisite. Also ownership and Was SWT will reviewed 2 2015 whe capacity w reviewed. N	mixed loyment has issues hington I be I b
B & Q Warehouse (former), Armstrong Road Road	5C 0.73	20		В	ОВ	Washington	n Washington	Washington West	Private		Site allocated for Business Use.												0	0	o	20	N	location adjacent Washington will be re 2010 - 2015	and uses. SWT eviewed
252 Hastings Court Hastings	5E 0.80	20		В	ОВ	Washington	n Washington	Washington North	Gentoo	Part of sit designated ope space 30%	te en					20							0	20	0	4		years) reviewed.	SWT across the site eviewed potential stopping u 5 when required and / c will be incorporate into the site layout space.
Albany Park, 258 Spout Lane Spout Lane	e 5D 2.05	70		G	Develo	loper Washington	n Washington	Washington West	Private				30	30	10								70	0	0		Y (1-t years)	will be re 2010 - 201: the capacity reviewed.	eviewed 5 when will be
Springwell Road, Springwell 263 Volker Stevin Road	4B 1.80	60	02/02/11	B 10/03294/FUI	_ UC	Washington	n Washington	Washington West	Private Volker Stevin, Taylor Wimpey NE Ltd		1	5 15	i 30										60	0	0		Y (1-{ years)	and Was SWT wil reviewed 2	all site Demolition of industria shington units and construction le be of 60 dwellings and lottle agrages with the associated landscapin will be and access from Springwell Road. Site under construction.
Blue House Fields, Springwell				G		loper Washington		Washington	Private	Greenbelt	The cumulative effect of housing development in the area could result in extra school places and the need to consider S106 funding. There is an archaeological site to the north which covers approx 20% of site												0	0	0	115	N	Greenbelt Washington will be r 2010 - 201: the capacity reviewed.	and SWT
Mount Lodge, 270 Mount Lane Mount Lane				G	Develo	loper <mark> Washingto</mark> i	n Washington	Washington West	Private	Greenbelt	The cumulative effect of housing development in the area could result in extra school places and the need to consider \$106 funding. There is an archaeological site to the north which covers approx 20% of site.												0	0	0	72	N	N Greenbelt	

Site Ref. Site Name Street Ref: (HA) Capacity Complete	Approval Date Greenfield Planning History Source LDF Sub Areas ARF Name	Catagory 1 & 2 (there are no Catagory 1 & 2 (INDECIPATION ANNUAL Completion Kalls 1- 9ears (6-10 years Supply 9) 1012/13 2013/14 2014/15 2015/16 2016/17 2017/18 2018/19 2019/20	11-15 years Supply 2020/21 2021/22 2022/23 2023/24 2024/25 2025/26 202	Capacity breakdown Capacity breakdown Developable 1-5 Developable 5-10 Developable 1-1-15 Post 15	Not currently is the sile is the sile Stateholders developable deliverable developable. Consultation Event 2011 Comment
Washington Washington Washington Road 3H 22.20 333	G Developer Washington Washington	Site is in the Greenbelt and has flooding problems. Concerns about crossing the Washington Highway. The cumulative effect of housing development in the area could result in the need for extra school places, S106 funding may be required to provide Washington for any additional			0 0 0	333 N N Greenbelt Site identified within
Wilden Road Pattinson - Station Station 287 Road Road 7F 5.26 80	B Developer Washington Washington	Site is within the			0 0 0	the Employment Land Review 2009 for retention for employment purposes rather than release for housing Designated in UDP for Employment land. Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed.
East of Pattinson Road and South of Sewage Works Pattinson 288 Site 2, land to Road 7F 2.13 45	G Developer Washington Washingto	The cumulative effect of housing			0 0 0	Greenbelt. Dependent on greenspace and employment land reviews, GNF and wildlife corridor
Usworth House Peareth Hall 298 Farm, land at Road 4C 26.91 403	G Developer Washington Washingto	development in the area may result in extra school places and the need to consider \$106 funding for any extra school places. There is an archaeological site to the north of the site to approx 20% of site area. Cumulative effect of housing development may result in a requirement for extra school places and the			0 0 0	403 N N Greenbelt
Peareth Hall Farm, Peareth Hall 299 Peareth Hall Road Road 4C 2.83 45 Springwell Trust meeting house, Peareth Hall	G Developer Washington Washington West	need to consider Greenbelt and extra school places. Grade II listed The site is subject to buildings on site TPO 22. Cumulative effect of this and other areas surrounding Springwell Village means from an educational perspective a possible new school			0 0 0	Greenbelt Greenbelt, Washington SWT will be reviewed 2010 - 2015 when the capacity will be
meeting house, Peareth Hall 300 Peareth Hall Road Road 4C 0.89 24 Usworth House Farm, land at - Highbury 353 Highbury Avenue 4C 14.75 221	B Developer Washington Washington G Developer Washington Washington	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			0 0 0	24 N N reviewed.
Warren Lea, land rear of - Springwell Springwell Road 4B 0.82 25 Former Usworth Comprehensive Stone Cellar 359 School Site B Road 4D 3.91 110	G Developer Washington Washington B Developer Washington Washington Washingto	effect of this site and other areas surrounding Springwell Village means a new school may possibly be Nashington eneeded. Site affected	30	20 20 20 30	0 0 0	Part of site is within the Greenbelt, Washington SWT will be reviewed 2010 - 2015 when the capacity will be reviewed. 25 N N Y (6-10 years)
Pattinson Road, Pattinson 364 land south of Road 7E 6.30 95 Units 1-22 Swan (North) Industrial Edison	06/01/2011 G 10/03726/HYB UC Washington East	Hellens hybrid application including 95 residential units and retail the requirement climited Private The cumulative effect of housing development in the area may result in the requirement for extra school places and the need to consider Washington S106 funding for any	30 30 35		95 0 0	Mixed use development including B1, B2, B8, A1, A2, A5 retail uses and 95 houses, public realm and car parking. Possible re-location of the A1 & A2 uses. Planning Appn 10/03726/HYB

		Ant Sye	unticipated Annual Completion Rate 1-	6-10 years Supply	11-15 years Supply	Capacity breakdown	
Site Ref. Site Name Street Ref. (HA) Capacity Complete Approval Date Brownfield	Planning History Source LDF Sub Areas ARF Name Ward Site ownership Cate	Category 1 & 2 (there are no Category 1 sites) Category 1 Sites Category 1 Site Comments	012/13 2013/14 2014/15 2015/16 2016/17	2017/18 2018/19 2019/20 2020/21 2021/22	2022/23 2023/24 2024/25 2025/26 2026/27	Deliverable 1-5 Developable 6-10 Developable 11-15 Post 15	Not currently is the site is the site Stakeholders developable deliverable developable consultation Event 2011 Comment
Washington 23 Edison Road (works depot), Swan (North) Edison 370 (Industrial Estate Road 7E 0.32 16 B	Developer Washington Washington East Private	The cumulative effect of housing development in the area may result in the requirement for extra school places and the need to consider \$106 funding for any extra school places				0 0 0	Employment land. 16 N N Site occupied
East of Sulgrave Sulgrave	Public Suggestio Washington	SNCI and Greenbelt				0 0 0	Greenbelt, ownership 180 N N constraints
401 Road, land at Road 5F 11.97 180 G	Public Suggestions Washington Washington Washington Washington Washington Washington West Private	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.
West of Waterloo Road (Sulgrave Industrial Estate), Waterloo 404 land to Road 4E 3.04 45 G	Public Suggestio ns Washington Washington North Private	Site within Flood zone2 & 3a from the Usworth Burn and designated open The site is affected by space TPO 87				0 0 0	Employment land, ownership constraints. Site occupied Flood Risk Revised site comments
Green Belt Land at Golf Course (George Washington Hotel) - Stone Cellar Stone Cellar 405 Road Road 3D 18.75 280 G	Public Suggestio ns Washington Washington Washington Washington North Private	The cumulative effect of housing development in the area may result in the requirement for extra school places and the Greenbelt and need to consider designated open \$106 funding for any space extra school places				0 0	280 N N Greenbelt
Bentall Business Park, land at - 406 Tower Road Tower Road SE 4.41 66 B	Public Suggestio ns Washington Washington North Private	A waste site is included in this site				0 0 0	Employment land, landfill site possible contamination and stability issues need to be investigated
Milton Place, Mount Lane, 407 Springwell Mount Lane 4B 11.76 176 G	Developer Interest Washington Washington West Private	The cumulative effect of housing development in the area may result in the requirement for extra school places and the Greenbelt and need to consider archaeological site extra school places				0 0 0	Greenbelt issue has to be resolved through the LDF Core Strategy process, landfill site possible contamination and stability issues need to be investigated Green Belt Issue
North and Rear of Windsor Terrace, Windsor Terrace 4B 1.77 27 G	Owner Washington Washington West Private	The development of the site will be dependant upon the designation of the greenbelt and master planning of sites including 263 & 72. The cumulative effect of housing development in the area may result in the requirement for extra school places and the need to consider \$106 funding for any extra school places				0 0 0	Greenbelt issue has to be resolved through the LDF Core Strategy process, landfill site possible contamination and stability issues need to be investigated Green Belt Issue
Uplands Way, Uplands 415 Land to North Way 4B 1.99 45 G	Developer Washington Washington North Private	Green Belt Archaeological Green Belt Site Major Archaeological Site settlement Major settlement break, open break, open countryside				0 0 0	Green Belt Major settlement break, open countryside Green Belt New Site
Low Mount Farm, Lane, 418 Springwell Springwell 3B 1.19 35 G/B	Developer Washington Washington North Private	Greenbelt, former landfill site, previous industrial use Green Belt				0 0	Green Belt former landfill site Green Belt. New Site
Stoney	Developer Washington Washington North Private	Archaeological Site Major settlement break, open countryside				0 0	110 N N Green Belt Green Belt New Site
Tilley Road, Industrial 427 Crowther IE Estate 6B 4.96 70 B Emmerson	Developer Washington Washington South Private Washington	Part of major industrial area Open Space,				0 0 0	Part of major N industrial area Y (6-10 Open space playing
442 Willow Close Tce 0.32 10 G	Developer Washington Washington South Gentoo 07/05335/FUL Developer Washington Washington North HCA	Open space, Playing Fields Greenfield site incorporating Tree Belt, possible noise attenuation issues from Northumberland Way A183		10		0 10 0	years) fields New Site Site allocated for B1 uses offices, light industry, R&D. and Noise issues from open space to south of Y (6-10 Northumberland years) Way, Tree Belt. since 2008
Teal Farm Lower Pattinson	11/0342/F/UL ((declsion pending 12/12/11) Developer Washington Washington North Private		5 30 30 72 60 205 219 175	18 123 59 30 30 30	20 30 0 0 0	65 18 0 731 272 50 0	Application for 83 family homes, decision pending 12/12/2011

			С	apacity breakdo	wn					
									Comments from Key	
Site Ref.	Site Name	Deliverable 1-5	Developable 6- 10	Developable 11-15	Post 15	Not currently developable			Stakeholders Consultation Event	2011 Update Comment
Sunde	erland South						Y (1-5			Under construction 6 houses
23	The Oaks Former Bus	4	0	0			Years)		Under construction	complete
42	Depot, Toward Road	20	0	0			Y (1-5 Years)		Under construction	Under construction
45	Toward Road Service Station	0	40	0				Y (6-10 years)		
46	Angram Drive, Grangetown	8	0	0			Y (1-5 years)	,	Under construction	Under construction 11 complete 03/11
			-				, ,			
	Doxford Park						Y (1-5			Under construction, includes 90
52	Phase 3	-25	152	0			years)			Extra Care homes
	Land rear of Thorney Close							V (6.40		
53	Club, Thorndale Road	0	30	0				Y (6-10 years)		
	Former Eagle Public House,						Y (1-5			
54	Portsmouth Road	16	0	0			years)		The Highways Agency	
									have focussed upon the possible impact of the	
									potential SHLAA sites on the Strategic Road	
									Network (SRN). The Agency requires that the	
									traffic impact of new developments should be	
									safely accommodated on the SRN and these	
	Ryhope and								measures be brought forward in parallel with	Ryhope- Doxford Park Link road required. A new hospital and
62	Cherry Knowles Hospital	170	300	300			Y (1-5 years)		proposed housing development.	hospice will be integrated into the development.
02	Поэрна	170	300	300			years)		Outline Planning	development.
	R and J Smith								Permission has expired, surrounding land uses	
67	Motors Limited, Pallion Road	0	16	0				Y (6-10 years)	possible bad neighbours.	
										Outline planning application for 66
							Y (1-5			dwellings approved 03/2010, creation of new access from
70	The Forge, Pallion	66	0	0			Years)			Neville Road.
									Open space must be	
									protected. Low density	
0.4	Chapel Garth site	70	200	200	400		Y (1-5		high value housing expected within the	
81	part	70	200	200	180		Years)		housing mix.	
82	Clinton Place	0	80	0				years)	Mixed use development site	
84	Priestman Court land at	0	12	0				Y (6-10 years)		
									The Highways Agency focussed upon the	
									potential impact on the Strategic Road Network	
									(SRN) which includes the A19, A690, A1231,	
									A182, A1(M) of the potential SHLAA sites.	
									The Agency requires	
									that the traffic impact of new developments	
									accommodated on the	Revised site area and housing capacity, site alignment with the
	Groves, Woodbine						Y (1-5		be brought forward as	SSTC Corridor. The submission of an outline planning application
85	Terrace	100	300	250			years)		required and agreed.	in 2012 is under consideration.
							Y (1-5		UDP-open space, mixed	
93	North Moor Lane Grindon Hall	35	30	0			Years)		use and housing.	Within the first phase of SLIP
94	Christian School, Nookside	0	39	0				Y (6-10 years)		
	Thorney Close Primary School,								Discussion on possible replacement community	
95	Torquay Road	0	30	0				years)	facility on site	
										Revised site area and housing
										capacity. Full approval for 176 extra care units May 2011. Site to
96	Felstead School, Fordfield Road	176	0	0			Y (1-5 years)			be developed by FHM working with and for Housing 21.
							Y (1-5		Revised gentoo renewal programme (Net	Revised site area and housing
100	Ryhope Village	137	43	0			years)		residential figures)	capacity Site ownership changed now
	High Ford Estate,						Y (1-5			Gleeson Homes. Issues concerning stopping up of the
106	Flodden Road	130	155	0			years)			highway and viability.

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

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

			C	apacity breakdo	wn					
Site Ref.	Site Name	Deliverable 1-5	Developable 6- 10	Developable 11-15	Post 15	Not currently developable			Comments from Key Stakeholders Consultation Event	
Sunde	rland South									
									Suitability feasible. At	
	Mill Hill, Land at -						Y (1-5		least 1/3 of site kept as open space by developer may be	,
342	Silksworth Lane	90	78	0			years)		appropriate Site within an important	
	Ryhope Road,								settlement break, many environmental	
348	land west of	0	0	0		245	N	N	constraints	Developer is required to provide
										10% affordable housing on a 75% social / 25% intermediate split.
										Contributions required to the a) Ryhope - Doxford Link Road, b) multi-user route, c) Primary school
										provision, d) SUDs, e) local park and recreational space, f) new
										allotment within Regent Park. The Ryhope/Doxford Link Road is
										likely to be realigned further west, the effect of this change will increase the housing area to the
										east whilst preserving the amount for open space. 11/02474/FUL
	Rushford Phase 2,									application withdrawn pending archaeological surveys18/11/2011.
	Burdon Road and Burdon Lane, Site							Y (6-10		10/03941/OUT, decision pending, no start on site.
355	9, land between	0	150	77				years)		
										Site suitable for "executive
										housing" site due to accessibility to key employment areas, A19, schools, high quality of site and
										surroundings. Possible planning application to be submitted. Net
356	Burdon Road/Hall Farm Road, land at	50	80	0			Y (1-5 years)			developable area 8 ha to allow for enhanced levels of on-site landscaping.
	Hastings Hill						yearey			.adoodping.
366		0	0	0		14	N	N	Ancient monument and greenbelt	
374	Farringdon Police Station, Primate Road		47	0				Y (6-10 years)	UDP mixed use site - would need amendment to allow for housing	
	Grangetown							,,,,,,	Employment / mixed use	
380	Autos, East side of Ryhope Road	0	0	0		25	N	N	allocation, access issues	
										Outline application for 7 town houses, withdrawn. Issues in
384		0	7	0				Y (6-10 years)	protecting. Change of use required	achieving an adoptable highway layout.
	West of Portland School, Chapel Garth, land to -									
399	· ·	0	0	0		11	N	N	Public Open Space	
									Green Belt	
419	Middle Herrington Farm	0	0	0		150	N	N	Archaeological Site Major settlement break, open countryside	
			-	-					Settlement break, open countryside. Flood risk	
									associated with Ryhope Dene to be avoided.	
									Highways Agency state that the impact on the SRN of the	
									development of this site will require mitigation	
									and be subject to further assessment. The location of the greatest	
426	Willow Farm land to south	80	200	170			Y (1-5 years)		impact being A19/A1018 junction	
431	Pennywell site B	0	55	0				Y (6-10 years)		New Site
445	Salterfen Land at	0	0	0				N		Mixed Use Site
146	Builders Yard	0	0	0				N		New Site
446	Stannington	0	0	J			Y (1-5	N		New Oile
451	Centre	25	0	0			years)			New Site
455	Pallion Industrial	0	0	0		450	N	N		Now Site
455	Estate	1541	0 3437	0 1840	825	450 2529	N	N		New Site
<u></u>										

Second Continue		Category 1 & 2 Anticipated Annual Completion Rate 1-5years	Page 1 6-10 years Supply 11-15 years Supply	Capacity breakdown	Master Copy March 2011 Updates
Marche M	Ref. Site Name Street Ref: (HA) Capacity Complete Date Brownfield History Source Areas ARF Name Ward Site owner	Category 1 & 2	16 2016/17 2017/18 2018/19 2019/20 2020/21 2021/22 2022/23 2023/24 2024/25 2025/26 2026/27		
Martin					
State Stat	1 2, Mulberry Way Way 12F 3.37 125 107 27/02/04 B 03/00710/LEG UC Coalfield Coalfield Houghton Gentoo Davenport School, Old Old Durham				
	Former Flighters Pub, Shiney Former Flighters Pub, West Lea 10G 0.05 11 6 12/08/05 B 05/00369/FUL UC Coalfield Row Private Row Private Row Row Private Row Row	GIG GIGGI GOISH GOIGH	5	0 0 Y (1-5 Ye	
	East of Windermere Vindermere Crescent 10G 3.60 80 72 15/11/07 B/G 07/03808/FUL UC Coalfield Coalfield Row Private	Site under Construction 8		8 0 0 Y (1-5 Ye	Under Construction 72 houses complete January 2012
	32 Station Road, Penshaw Station Road 9F 1.21 27 28/09/07 B 06/01708/SUB UDP Coalfield Row Private	Archaeological Site 70%	15 12	0 27 0	Y (6-10 years) Enlarged site areas and Revised site area and capacity. Single point of access should serve entire site
	Homes	&		1 0 Y (1-5 Ye	Under Construction 9 houses completed March 2012
	Agency/ B Former Lambton developer/	arratt Archaeological			
	61 Park* Houses 11E 21.01 359 26 10/10/2010 B 09/04769/FUL UC Coalfield Coalfield Houghton Ltd		30 40 40 40 35 24 25 10	124 179 35 Y (1-5 ye	pub on site. Site under construction March 2012
	74 Murton Lane Murton Lane 16J 14.08 371 33 23/04/10 G 06/022/9/FUL UC Coalfield Hetton Private	between the council and the consortium of developers. 18 25 25 25	40 40 40 40 40 10	133 200 10 Y (1-5 ye	
The content of the		issues possible from previous past industrial uses, a desk top			
State Stat		Land stability, geological fault line across site, underground			
Company Comp	75 Brinkburn Crescent Street 12G 1.16 38 B UDP Coalfield Coalfield Houghton Council	and spent oxides probable on	20 18	o <mark>38 </mark> o	Y (6-10 years) Stability and contamination issues
	76 West of Lyons Avenue 16I 1.97 42 G UDP Coalfield Coalfield Hetton Council	Mixed use site, reduced housing	22 20	0 42 0	Y (6-10 years) Revised site comments. Local Housing Company site
	Primary School Primary School	area. School demolished. Access is via site 146 which in			Mixed use site, reduced housing area. School demolished. Access is via site 146 which in turn is accessed by
The content of the	86 Building 17J 1.27 30 B UDP Coaffield Calfield Hetton Council	Court 15	15	30 0 Y (1-5 ye	Cotherstone Court
State Stat	Dubmire Primary Sabora Britannia Britannia	development in the area may result in the requirement of extra			Access include materials
State Stat	87 Terrace Terrace 13F 0.30 15 B ISHL Coalfield Coalfield Houghton Council Windsor Crescent,	consider S106 funding.	15	0 15 0	
Part	Racecourse Ph 4, Hall 08/04694/FUL,			51 0 V (1-5 Ye	October 2011, remainder to be completed over 2 years. Planning application not taken
Composition		Archaeological site 20%	25	0 25 0	up, now lapsed, Builders Merchant still in operation Feb
Market M		The cumulative effect of housing			Site under construction 20 business completed Month 2013
State Stat	Land at Neil Street and 24/05/2011, 11/00360/FUL Private /	result in the requirement of extra Bett Designated school places and the need to			There may be a capacity issue Substitution of house types and realignment of car parking, to for water treatment in this include removal of apartment block and 2 bed houses
Part		Gross site capacity is 136, but		43 U U Y (1-5 ye	ars) (17/00360FOL).
Part	Site included within the Preferred	expected 130 demolitions net capacity 6 dwellings. Extra care			Revised site comments. Local Housing Company site, part of Extra Care programme. Existing layout and/or Stopping
The content of the	Options of Hetton Downs Hetton Downs	open space may reduce the development	33 58	-52 58 0 Y (1-5 ve	Up order required, new access road from Hetton Road
The content of the	Site of Herrington Shiney	Green Belt issues with the	14		for water treatment in this Re-submission of application for Extra Care Home. Improve
	Holmelands, land adjacent to - Hawthorn	Open Space	50 00 00		Revised site comments. Existing highway and/or stopping
Part	115 Street Street 1.25 5.75 1.20 B Developer Coalneid Coalneid Hougmon Gentoo	3.00	33 28	92 28 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	up required.
Part		adjoining Black Boy Road was dismissed on appeal. The			Open space and surface water
Part	07/03641/OUT erection of 97 -	development in the area could result in the need for additional			flooding issues. NWA are investigating the capacity for
# Market M	Black Boy Road land at Black Boy dismissed on	Open Space used to supply extra school	30 40	120 40 0 Y (1-5 Ye	area. A new application is expected on an extended site (March 2012)
March Marc		through current residential area.			intrusion into open countryside and access issues, There may
Part	Land to rear of - Seymour	education, Easington Lane		0 0 117 N	be a capacity issue for sewerage in this location.
Martin M		through current residential area.			
The content of the	land adjacent to - Pimlico	education, Easington Lane school can be extended open			and access issues, There may be a capacity issue for sewerage
Description Processing Pr	130 Pimlico Road Road 16I 3.51 58 G Developer Coalfield Coalfield Hetton Private	undulating site		0 0 0 58 N	S5% of site within flood zone 1
Part		Access and flood risk issues			site within flood zone 3b. There may be a capacity issue for
March California Californ	Southern House Farm, 131 land at - North Road North Road 14H 1.33 8 08/11/10 B/G 10/02/420/FUL FUL Coalfield Hetton Private	Flood risk 3a developed for 8 "executive"		8 0 0 Y (1-5 Ye	Revised site comments to avoid flood risk. Full permission
19 Ant Florid Market 19 19 19 19 19 19 19 1		need to be resolved. Site transferred to Fire Service for			site. There may be a capacity issue for water treatment in this
Has addressed to the control of the				0 0 N	N Brigade for new community facility February 2011
1/1/20/20/20/20/20/20/20/20/20/20/20/20/20/		Mishin a collamost break			due to: Exacerbate flood risk and change the nature of Hetton
Account of the control of the cont		Education issues -possible extension to current			by a SSSI to the north and SNCI to the east. It is within a
Martin Control Mart	(decision pending),	Access issues on current highways network, funding from			issues with a need for infrastructure provision. There
Most currently developable Dist. Electronic books, but the second books and the second books and the second books are also as a second book and the second books are also as a second book and the second books are also as a second book and the second books are also as a second book and the second book and the second book and the second book are also as a second book and the second book and the second book are also as a second book and a second book are also as a second book and a second book are also as a second book and a second book are also as a second book and a second	residential development -	SNCI 10% require funding from developer.			water treatment in this location.
South lodge Farm. South lodge F	138 North Road, land at North Road 14H 31.// 30U G Withdrawn Developer Coalheid Coalheid Hetton Private	5% needs investigation.		0 0 0 300 N	N A Language of the Control of the C
Coult Logs Farm. 139 Nom Rose State State					is within a settlement break, development of this site will
Soft Light Fam. Soft Male Soft Soft Light Fam. Soft Male Soft Soft Soft Fam. Soft Soft Soft Soft Fam. Soft Soft Fam. Soft Soft Fam. Soft Soft Fam. Soft Soft Soft Fam. Soft Fam. Soft Soft Fam. Soft Fam. Soft Fam. Soft Soft Fam. Soft					access issues. There may be a capacity issue for water
South Lodge Farm. Gardenial development of potential impacts with state of the		settlement break. Education issues -there may possibly be a			Highways Agency are concerned that the cumulative effect of the
South Lodge Farm, 139 North Road 15H 10.40 15G G Withdrawn 15H 10.40 1		or establish new school. There are also access issues, funding			others in the locality could have an impact on the Strategic Road
Open Countryside, Within a settlement break: Education issues -there may possibly be a need to establish new school. There are an advances, settlement break: Education issues -there may possibly be an need to establish new school. There are an advances, settlement break: Education issues -there may possibly be an need to establish new school. There are an advances, settlement break: Education issues -there may possibly be an need to establish new school. There are an advances, settlement break: Education issues -there may possibly be an need to establish new school. There are an advances, settlement break: Education issues -there may possibly be an need to establish new school. There are an advances, settlement break: Education issues -there may possibly be an need to establish new school. There are an advances, settlement break: Education issues -there may possibly be an need to establish new school. There are an advances, settlement break: Education issues -there may possibly be an need to establish new school. There are an advances, settlement break are also access issues, from EF will be unlikely and would record from EF will be unlikely and would record from the veloper. I developer an advances is subject to a school of the school of th	residential	would therefore require funding			assessment of potential impacts
Not suitable as within open countryside, settlement break and accesses issues. When the country issues steement break are also accessed issues, funding a real soa accessed issues, funding and would therefore require funding a chievable due to the cost of a chievable due to the c	G Withdrawn Developer Coatheid Coatheid Hetton Private	Open Countryside. Within a settlement break. Education		156 N	
and access issues. Not such the first of the	02/00110/OUT residential	issues -there may possibly be a need to extend current provision or establish new school. There			countryside, settlement break
140 Hazard Lane, land off Hazard Lane 15H 4.10 97 G Refused Developer Coalfield Hetton Private Flood risk 10% from developer. Private Flood risk 10% from developer.	development - Withdrawn 0301735/OUT	are also access issues, funding from DFT will be unlikely and would therefore require funding			and access issues. Not achievable due to the cost
these. There may be a capacity Ownership issues and restrictive covenant now resolved. Ownership issues, Greenspace study found to to study has excluded allioment by the sevenage in this pretenspace study found to solve the study has excluded allioment by has excluded all by has exclude	140 Hazard Lane, land off Hazard Lane 15H 4.10 97 G Refused Developer Coaffield Coaffield Hetton Private	Flood risk 10% from developer.		0 0 97 N	N provision Allotments, would need to
	Former Rovis Clish Lyones				these. There may be a capacity Ownership issues and restrictive covenant now resolved. issue for sewerage in this Greenspace study found low scores for allotments and not to
				16 0 V (1-5 Ye	

			Anticipated Annual Completion Rate 1-5years	6.1	Page 2 10 years Supply			11-15 years Supply				Capacity breakdow	n		Master Copy March 2011 Updates
	Site Map Area Site Houses Approval Greenfield Coaffield Greenfield Greenfield					2019/20 2020/21	2021/22		2024/25 2025/26	2026/27 D	Dev Deliverable 1-5		11- Not curr	ently is the site is the developa	site Stakeholders Consultation
Section 1															playing fields. Costs issues with
Company	Cricket Club, Black Boy Black Boy	residential Designated	20							3	0			V (1.5 Voors)	There may be a capacity issue
		Geresupment Develupe Coloniero Coloniero Frogrand Fritzae Open space	30							3	v <u>v</u>			I (1-0 Teals)	allotments located on 1/3 of site,
	143 rear of Avenue 16I 0.61 25 G			25	i					0	25 25	0		Y (6-10 ye	potential for TPOs
		development in the area result in the need for	could extra												Not suitable as it is a settlement break and would set a precedent. Site is within open
		consider \$106 funding. T is within a settlement There are trees on site	e site oreak. (POs)												space wildlife corridor and Great North Forest. There may be a capacity issue for water
	144 Coaley Lane Land at Coaley Lane 11G 9.29 63 G	be informed about the p	ive to ssible							0	0	o	63	N N	
Company	Primary School Playing	phasing of this site togeth	by the r with	20	20						40			V (6.10 vr	capacity issue for water treatment in this location.
	Aster Terrace, land at Aster	A council owned site, n	oosal.	20	20						40			1 (0-10 ye	There may be a capacity issue
	149 back of Terrace 11F 1.58 60 G				20	20 20				0	60	0		Y (6-10 ye	location. Potential Local Housing Company site Public open space, access
		development in the are Designated result in the requirement.	may extra												may be a capacity issue for
The state The	150 School, Houghton Road Road 11G 0.41 12 G	Developer Coalfield Coalfield Houghton Council 50% consider S106 funding. Access issues, rour	about					12		0	0	12		Y (11-15)	rears)
State Stat	Forest Estate, Land at -	Ground conditions Council / designated open investigation, potential	needs		40	40 40				0	120	0		Y (6-10 ye	for water treatment in this
Part	the North - Regent Regent	Council / open space	30 30	20						8	0 0	0		Y (1-5 years)	for water treatment in this Potential access issues, new road required linking Mark
															and possible contamination issues - employment land, poor
Part		development in the are	may												capacity issue for water treatment in this location. The
Section Sect		the need to consider tunding. Site is in a set break and in open coun	S106 ement yside.												than 30 two way trips - further assessment of potential impacts
Part	Heughton Road, 181 Hetton, land at Hetton Road 14H 13.23 200 G G	Developer Coalfield Coalfield Copt Hill Private Bogs 20% 30% and a former waste site.	hown							0	0	0	200	N N	
Market M		development in the are 11/01612/OUT, result in the requirement.	may extra												for water treatment in this
Part	SIG Combiblion	Appeal Ref consider \$106 funding. I- App/J4525/A/10 granted on Appeal Fr	using oruary												will be greater than 30 two way trips - further assessment of
Part	Limited, Blackthorn Blackthorn 25/05/2011.	granted Feb 2011 OUT Coalfield Coalfield Houghton Storeys;SSP commercial floorspace a dwellings.	d 71 30 30	40 40	40	20				11	00 100	0		Y (1-5 years)	development to reflect developer views. Outline approval for
Part		within settlement Employment land review	oreak. states												
State of the control of the contro		employment uses. Mi suitable for mixed use TI surrounding schemes wo	be s and d put												landfill site, poor access. Major
Martin M	Lambton	Flood risk 3aleducation may need to 20% provision at other s Private // archaeological fullutants could be pres	xtend nools.												a capacity issue for water treatment in this location.
State Stat	184 Lambton Lane, land at Lane 12E 9.28 160 B/G	Developer Coalfield Coalfield Houghton Council 10% the site.	30	30 30	30	20 20				6	0 100	0		Y (1-5 years)	
Part	School, land north of -	Preferred Action Plan. E. Options of Primary School is up for Hetton Downs Private / There is a need for a new	view.												
Part of the column Part of	197 Church Road Church Road 14I 5.56 115 B/G	DPD AAP Developer Coalfield Coalfield Copt Hill Council road.	30 30	35 20						9:	5 20	0		Y (1-5 years)	No access to the site, adjacent to an SNCI, site needs servicing
Part Control Part															open space. There may be a capacity issue for water
The content of the	Rutland Street, Hetton, Rutland							12		0	0	12		Y (11-15)	rears) TPO'd trees. There may be a
Process of the control of the cont	Manor House, Station Station Road 9F 1.45 40 2 B	08/01665/SUB Shiney Open Space Approval for 2 dwellin O2/02421/LEG FUL Coalfield Coalfield Row NEDL (25%) possible self build basis	20	18						3	8 <mark>0</mark>	0		Y (1-5 years)	treatment in this location.
Section Part	Penshaw Garage, Cox Cox Green	require a desktop inves into possible contaminati	gation n and												Outline application for 46 new dwellings including
Water Wate		10/02666/OUT OUT Coalfield Coalfield Row Private site before development.	20 26							4	6 <mark>0</mark>	0		Y (1-5 years)	associated accesses from Coxgreen Road. Site is unsuitable due to greenbelt nature, being adjacent
The first care is a first care in the control of th	Law Site 1, land at -		e to oect.							0	0	o	330	N N	to a minerals safeguarding area and being in an unsustainable location Green Belt
Section Control Cont	Law Site 2. land at -	Developer HADPD Coalfield Coalfield Copt Hill Private Green Relt schooks due to the rural or	e to pect							a		0	95	N N	safeguarding area, adjacent to landfill, and is a greenbelt site
Section Sect	North Farm, Warden Law Site 3, land at -	Developer- Concern with distan	e to												Site is greenbelt, in an unsustainable location, and
Part	274 Gillas Lane Gillas Lane 12J 7.16 108 G	HADPD Coalfield Coalfield Copt Hill Private Green Belt schools due to the rural a Concern with distan	e to							0	0	0	108	N N	requires infrastructure to be built [Green Belt
Part	279 Uses Lane Uses Lane 12J 10,91 165 G	Developer Loameid Loameid Copt Hill Private Green Belt schools due to the rural a	BECK .							0	0	U	165	N	There may be an issue with water treatment in this area.
Service Costs: Secretary Costs: Secretar															upon the potential impact on the Strategic Road Network (SRN).
Biologic Carde Sacrotic Sacrot															traffic impact of new developments should be safely accommodated on the SRN and
Secretary of State American Colors (s. of Secretary	Shiney Row Centre, Success 280 Success Road Road 10F 4.20 95 B				35	30 30				0	95	0		Y (6-10 ye	these measures be brought forward in parallel with proposed Development Brief available, site within Council dispos
See was subject to an appeal make no contribution to secure the contributio															Statement March 2006, SoS and PINs stated there is not a
Low Moorsley, land at Emerative Low Moorsley, land at Moberny Low Moorsley, land at Moberny Low Moorsley, land at Moberny Low Moorsley, land at Emerative Low Moorsley, land at Moberny Low Moors land, land at Mobern															suitable access, not a sustainable site, adverse impact upon the countryside and would
Low Moorsley, land at Enerotable Street Stre		04/00551/OUT the Secretary of State dis	issed												sustainable communities. There are potential stability and contamination issues. There
Site reserved for employment glad at - Mulberry High Dutbmire, land at - Mulberry Way 12F 0.73 18 G Interest Coaffield Coaffield Houghton Private Mor Burn House, B Dairy Lane Delivation Explanation State of the Coaffield Houghton Private Developer House Coaffield Houghton Private Ste located within the Heton Downs Action Area. There may be a capacity issue for water treatment in this Coaffield Houghton Private Ste located within the Heton Downs Action Area. There may be a capacity issue for water treatment in this Coaffield	Low Moorsley, land at Ennerdale 293 (Ennerdale Street) Street 16H 5.38 79 G/B	residential development - Refused Developer Coalfield Coalfield Hetton Private Developer open space site's impact on the control open space site's impact on the count	ds of d the side.							0	0	o	79	N N	may be a capacity issue for
Help Dubmire, land at - Mulberry (Mulberry Mulberry Mulbe		cumulative effect of higher development in the are	using may												Site reserved for employment uses. There may be a capacity
Moor Burn House, B Dairy Lane Dairy Lane Dairy Lane Dairy Lane 2G 0.55 15 B 07/03232/OUT Interest Coaffield Coaffield Houghton Private 15 Developer Private Developer	High Dubmire, land at - Mulberry Way 12F 0.73 18 G	Developer Interest Coalfield Coalfield Houghton Private S106 funding.	ed for							0	0	o	18	N N	issue for water treatment in this location. Site on the alignment for the Central Route Flood Risk. There may be a
Princes Gardens, land Regent Brace Street S	Moor Burn House, Dairy Lane 2G 0.55 15 B	Developer flood zone 3a		15	i					0	15	0		Y (6-10 ye	capacity issue for water treatment in this location. Poor access
Highfield Hotel, Durham 0500566/SUB Developer Issues with noise arising from	Princess Gardens, land Regent 328 at (Regent Street) Street 14I 0.35 11 B		letton	11						1	1 0	0		Y (1-5 years)	for water treatment in this location. Change of market conditions
	Highfield Hotel, Durham	OS/00566/SUB Developer Interest Coalfield Coalfield Hetton Private Interest Coalfield Private Interest Coalfield Coalfield Coalfield Hetton Private Interest Coalfield Private P	from							0	0	0		N N	for water treatment in this

																		Page 3																	Master Copy March 2011 Updates
Site Map Ref. Site Name Street Ref: Coalfield	Area (HA)	Site Hour		Greenfield/ Brownfield	Planning History	Status/ Source	LDF Sub Areas A	.RF Name Ward	Site own	ership Category	Category (there a category 1 sites)	1 & 2 e no 1 General Site Comments		2013/14 201			6/17 2017	years Supply 7/18 201	018/19 2019	/20	2020/21	2021/22	11-15 years 2022/23	Supply 2023/24	2024/25	2025/26	2026/27	Deliverable 1-5	Ca Developable 10	6- Developable 11- Post 1	Not current 5 developable	ntly Is the deliveral	site Is the s	Comments from Keyite Stakeholders Consultation	2011 Update Comments
330 Philadelphia Complex Lane 10G	18.58	428		В	08/01425/F 08/01426/LI 09/01187/S Refused for dwellings	BC, Sub	per Coalfield C	Shiney coalfield Row	y Private a Council	nd Part	site desi	listed 10% Previous planning applicati nated refused. Revised applicati expected October 2011 The cumulative effect of housi	ng	30	30) 30	30	30) 30		30	30	30	30	30	30	30	90	150	150 38		Y (1-5 ye	ears)	release in 2009 Sunderland Employment Land Study Application for a new planning permission to replace an extan	Planning Application refused May 2009. Revised build rates 2011. The extension to Steddon Way (Coaley Lane Philadeliphia) is required.
Fletcher Terrace, land Lumley 333 at (Lumley Crescent) Crescent 11G	0.36	15	04/07/08	3 G	08/01433/F 11/00395/E	UL, EXT1 FUL	Coalfield C	coalfield Copt H	Hill Private			development in the area m result in extra school plac being required and the need \$106 funding. The site is within a wildle	es or	15														15	0	o		Y (1-5 Y€	ears)	Erection of 15 dwellings and construction of new access road parking and landscaping. There may be a capacity issue	
339 Land at Gillas Lane East 14H	3.35	75		G		Develop	oer Coalfield C	coalfield Copt H	Hill (Persimm	ion)		corridor and Great North Forre	st.	20	20	20	15											60	15	0		Y (1-5 Ye	ears)	location. Site area reduced to mitigate	Lingfield. Planning application expected (March 2012)
Front Street, Fence Houses, Land to the 340 east of Front Street 13G	1.80	48		В		Develop	per Coalfield C	coalfield Hough	Private (Persimm	ion)		would put pressure on Dubm Primary School - education m need to extend provision at oth schools.	re ay	30	18	3												48	0	0		Y (1-5 Ye	ears)	flood risk. Probable site access issues. There may be a capacity issue for sewerage in this location. Reduction in site area and avoidance of SNCI and floor	Revised site area and capacity. Single point of access should serve entire site. Part of the site lies in flood zone 1 (EA 2011)
Redburn Row, Land to Redburn Road 13F	1.80	55		G		Develop	per Coalfield C	coalfield Hough	nton Private			This and surrounding schem would put pressure on Dubm Primary School - education m need to extend provision at dis schools. Revised site bounds to awid nature conservation a and floodrisk areas. Site is in the Green Belt - t developer proposes to devel the site for residental mixed the state of the site of the site for residental mixed.	re ay eer ry eea		30) 25												55	0			Y (1-5 Ye	ears)	zone. Satisfies requirement of ISHL for windfall and the potential development of executive housing on site There may be a capacity issue for water treatment in this location.	Part of site lies in flood zone 1. Revised site area and housing capacity
Grasswell, land at Houghton 343 (Houghton Road) Road 11H	30.20	450		G		Develop	per Coalfield C	coalfield Copt H	Hill Private		Green be	and the remainder set aside environmental improvemen Adjacent to Newbot conservation area. SPD stat development will be resisted this site. Newbottle Prims School is already full and diffic to extend - cumulative effect this and surrounding sites or result in need for a new school. This and surrounding scheme would put pressure on Dubm would put pressure on Dubm	or s															0	0	0	450	N	N	Not suitable as situated ir Greenbelt and open countryside also access issues	Green Belt
Chilton Moor Gardens 344 site 2 (Durham Street) Street 13E	1.39	32		G		Develop	per Coalfield C	coalfield Hough	nton Private		Non-desi	Primary School - may need extend provision at othe schools Contributions would required to the extension nated Coaley Lane. Infrastructure would require development	er oe of	20 12														32	0	0		Y (1-5 Ye	ears)	designated open space, access issues, costs involved with infrastructure provision. Ther may be a capacity issue for sewerage in this location	
Philadelphia Junction, land at (Philadelphia 349 Lane) Philadelphia Lane 11G	5.78	150		G		UDP	Coalfield C	coalfield Copt H	Church Hill Commiss	ioners	site	Newbottle Primary School alreadyful and difficult to eate - cumulative effect of this a surrounding sites could result need for a new scho Contributions to extension Coaley Lane may be need infrastructure development of the second or confunction of the second coaley Lane may be needed. Low lying site which the 5% effected by surface flooding coaley c	nd did in ol. of d. ont is g.g. in	30	30) 30	30	30)									90	60	0		Y (1-5 Ye	ears)	Issues with flooding and access and there may be a capacit issue for water treatment in thi location. The highways impac will be greater than 30 two way trips - further assessment of potential impacts required	
Newbottle Site 2, Land Sunderland 365 at (Sunderland Road) Road 11H	3.67	110		G		Develop	per Coalfield C	coalfield Copt H	Hill Private		Archaeolo	This and surrounding schem would put pressure on Dubmir	nd ind ind ind ind ind ind ind ind ind i															0	0	0	110	N	N	Not suitable due to being within the green beit, open countryside Greenfield landfill site, stabilitissues and proximity to liste building. Cost implication: involved with stability and contamination, therefore no achievable	Green Belt and access issues
367 Coaley Lane, Land at Coaley Lane 11G Houghton Police 372 Station, Dairy Lane Dairy Lane 13G	5.19	55		G			per Coalfield C		Lambton Estates Northumb Police Au	oria		may need to extend provision other schools. Site is in Settlement break and agricultural land. Ownership issues, Secretary listed State has acquired ownership part of building.	a is					12	,									0	0	0	55	N	N V (6-10 years)	would be in-fill development	Comprehensive development with the adjacent site is
Stott's Pasture, Golf Golf Course 375 Course Road Road 11H	1.08	19		G				Shiney Row			building Flood risk		ng					12										0	0	0	19	N	N N	Ownership issues. Not developable majority of sitt within Flood zone 3b (EA Dec 09). Site is beyond the urbar area and within a settlemen break.	Revised site comments, access issues.
Chilton Gardens,									Lambton		non-desig	development in the area m result in extra school place nated being required and the need s 106 funding.	ne.																					Greenfield, adjacent urban area achievability issues due to cost:	
376 Chilton Moor Chilton Moor 13E High Dubmire, Chilton 377 Moor, Land at Chilton Moor 13F	1.31	30		G G					Lambton Estates		designate	The cumulative effect of housi development in the area m d open result in extra school place laying being required and the need \$106 funding.	ng ay es or															0	0	0	30	N	N	involved with access. Not suitable as designated oper space, allotments and playspace.	Potential access issues
Newbottle Site 1, Land Sunderland at (Sunderland Road) Road 11G	53.80	807		G		Develop	per Coalfield C	coalfield Copt H	Hill Private		Green be Archaeolo 5% conserval area 10%	the need for a new school. The cumulative effect of housi	eal pe le le le le lo															0	0	0	807	N	N	Not suitable as within Greenbel and open countryside	This would likely require major highway improvements on the A690
Dairy Lane, Site 1, 382 Land at Dairy Lane 13F	0.79	18	14/03/01	1 G	00/01407/F (expired)		per Coalfield C	coalfield Hough	Lambton estates			development in the area m result in extra school plac being required and the need \$106 funding. The site is flood risk and h access issues. The cumulati effect of housing development	es or es						18									0	18	0			Y (6 - 10 year	Adjacent urban area Majority of site lies within Floo zone 3a. Settlement break possible contamination an	A possible question over the appropriateness of the access particularly regarding the Central Route.
Dairy Lane, Sites 2 & 3, 383 Land at Dairy Lane 13G	4.70	70		G		Develop	per Coalfield C	coalfield Hough	Lambton estates		flood risk 3a	the area may result in ex school places and the need zone consider S106 funding for a extra school places. The site is high flood risk a has access issues. T	ra to ny															0	0	0	70	N	N	possible contamination and stability issues due to bein located on landfill site. Therefor site is neither suitable no achievable.	Revised site comments. A possible question on the appropriateness of the access regarding the Central Route
Sedge letch Site 1, 385 Land at (Blind Lane) Blind Lane 11F	16.16	242		G		Develop	per Coalfield C	coalfield Hough	Lambton estates			cumulative effect of housi development in the area m result in extra school places a flunding for any extra sch places. The site is high flood risk a has access issues. T cumulative effect of housi development in the area m	ng ay ad 66 60 ol ad ae ng															0	0	0	242	N	N	Not suitable as within settlemen break, open countryside Adjacent bad neighbou (sewerage works) causing market issues.	Site affected by the Central Route
Sedge letch Site 2, 386 Land at (Blind Lane) Blind Lane 12F	9.10	136		G		Develop	per Coalfield C	coalfield Hough	Lambton estates		flood zo (12%)	result in extra school places a the need to consider S1 a 3a funding for any extra sche places. This and surrounding schem would put pressure on Dubm	nd 06 ool															0	0	0	136	N	N	Not suitable as within settlemen break and open countryside	Flood Zone 3a, also site affected by the proposed Central Route
Sedge letch Site 3, Sedge letch Site 3,	1.23	28		G		Develor	oer-	coalfield Hough			flood zo (12%)	would put pressure oil Journ Primary School - Educati may need to extend provision other schools - Site is subject localised flooding and t east prography of the site m restrict development	on at to ne			22												0 22	0	0	28	N Y (1-5 ye	N Pars)	Not suitable as topograph issues, within flood risk 3a, poo access and within settlemen break.	Not suitable as topography issues, within flood zone 3a, poor access and within settlement break.

																Page 4																Master Copy March 2011 Updates
										Category 1 &	2	ed Annual Compl	letion Rate 1-5	Syears	6-10 yea	ars Supply				11-15 years Su	Supply					Ca	apacity breakdown					
Site		Map Area	Site Houses	s Approval (Greenfield/ Planning	Status/	LDF Sub			(there are r	0															Developable	6- Developable 11-					Comments from Key Stakeholders Consultation
Ref. Site Name Coalfield	Street	Ref: (HA)	Capacity Complet	te Date E	Brownfield History	Source	Areas	ARF Name	Ward Site ownership Category	sites)	General Site Comments 2012/13	2013/14	2014/15	2015/16 2	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27 D	eliverable 1-5	10	15	Post 15 devel	opable deliver	able devel	lopable	Event 2011 Update Comments
											Not currently suitable as allocated employment land, site																					Not currently suitable as
											is dependent on Employment Land Availability Assessment																					Not currently suitable as allocated employment land, site is dependant on Employment
											October 2011, to be retained.																					Land Availability Assessment.
											Issues with relocation of existing businesses. The highways																					Issues with relocation of existing businesses. The highways
Dubmire Industrial											impact will be greater than 30 two way trips - further																					impact will be greater than 30 two way trips - further
Estate, Sedgeletch 409 Road	Sedge letch Road	12F 11.26	190		В	Developer	Coalfield	Coalfield	Houghton Private		assessment of potential impacts required.					30	30	30	30	30	40			o		120	70			Y (6-1	10 years)	assessment of potential impacts required.
											The cumulative effect of housing																					
											development in the area may																					
											result in extra school places being required and the need for																					
Blind Lane, land to North of	Blind Lane	12G 0.71	40		G	Developer	Coalfield	Coalfield	Houghton Private		S106 funding. Possible erection of Extra Care Homes			20 2)									4)	0	o		Y (1-5 y	ears)		Enquiry concerning the development of site for 40 unit Extra Care Home
Snippersgate, land	at South Hetton	1									Encroachment into the open countryside, Greenfield and poor			1 T																		Encroachment into the open countryside, Greenfield and poor
411 (South Hetton Road	i) Road	17J 0.40	12		G	Developer	Coalfield	Coalfield	Hetton Private		access.		-								-			0		0	0	12	N	N		access. Site within a settlement break.
Rear of Bee Hive Po	ub, Coaley Lane, Newbottle	11F 10.73	250		G	Developer	Coalfield	Coalfield	Private Durham		Main settlement break, wildlife corridor, open countryside													0		0	0	250	N	N		wild life corridor and Great North
Markle Grove, land	Markle				-						Main settlement break, wildlife															-						Main settlement break, wildlife
422 East, East Rainton	Rainton	14G 2.25	45		G	Developer	Coalfield	Coalfield	Houghton Private		corridor, open countryside													0		0	0	45	N	N		corridor, open countryside
											Site adjacent to urban area,																					Site supports ISHL for high value housing. Site adjacent to urban
Quarry House Lane											within settlement break, strategic footpath and Great																					area, within settlement break, strategic footpath and Great North Forest New Site, possibly affected by the Hetton By-pass
421 East Rainton Market Place,	East Rainton	15G 0.76	15		G	Developer	Coalfield	Coalfield	Hetton Private		North Forest Main settlement break, open													0		0	0	15	N	N		North Forest New Site, possibly affected by the Hetton By-pass Site adjacent to urban area,
423 Houghton	Market Place Electric	12H 3.68	65		G	Developer	Coalfield	Coalfield	Houghton Private		countryside													0		0	0	65	N	N		within settlement break New Site, potential access issues
Electric Crescent Allotments	Crescent Philadelphia		14		6	Developer	Coalfield	Continue	Private Church	Allotments Open Space	Allotments Open Space															0			,			Allotment gardens, open space and access issues New Site
		14H 0.5	T		В				roughor commissioners	Орен орасе	Site within the short term gentoo													•		<u> </u>	<u> </u>	14				
430 Eppleton	Easington	1411 0.0			В			Coalfield	Houghton Gentoo		renewal programme			8										8		0	0		Y (1-5)			Gentoo renewal scheme New Site linked with Extra Care scheme 112
437 Forest Lane land at	Lane	17K 0.46	14		В	Developer	Coumoid	Coalfield			Site within the Hetton Downs				-	14								0		14	0			. (0	10 years)	New Site
438 Eppleton Estate	Downs	14H 0.68	24		В	Developer	Coalfield	Coalfield	Houghton Gentoo		AAP Possible Extra Care Homes but			24										2	1	0	0		Y (1-5)	ears)		Hetton Downs AAP New Site
440 Cragdale Gardens	Low	16H 2.96	120		G	Dougloper	Coalfield	Coalfield	Hetton Gentoo		on alignment of potential Hetton Relief Road						4.	20								120				V (6-1	10 years)	On alignment of Hetton Relief Road in UDP New Site
440 Oragadio Gardonio	inidolaidy	1011 2.30	120		3	Developei	Oddinoid	Codmoid			reactived						,,							Ĭ		120				0) 1	10 years)	Green Belt narrow site bounded by A183 to east and
444 Biddick Woods	Shiney Row	10E 5.66	170		G	Developer	Coalfield	Coalfield	Shiney Row Private		Green Belt													0		0	0		170			Leamside Line to west, difficult to establish acceptable highway layout, poor accessibility for non motorised users.
Former All Saints	Church Road	d																														
447 Church	Eppleton Station	14H 0.22	10		В	Developer	Coalfield	Coalfield	Hetton Private			1	10											11)	0	0		Y (1-5)	ears)		New Site
448 Penshaw House	Road, Penshaw	10F 1.52	46		В	Developer	Coalfield	Coalfield	Shiney Row Council		Site currently occupied, listed buildings and open space						46							0		46	0			Y (6-1	10 years)	Site currently occupied, listed New Site, private road along north western boundary of the buildings and open space site.
50 - 56 Market Str 449 Hetton Downs	eet, Downs Pit	14H 0.22	12	09/09/2010	B 10/01981/FUL		Coalfield		Hetton Private																				V (4.5.		, , , , , , , , , , , , , , , , , , , ,	
Henry Street Hetton				09/09/2010	B 10/01981/FUL				Gentoo /		Site within the Hetton Downs	1.	2											1	2	U	0		Y (1-5)			New Site, private road to south of the site. New Site due to completion of CPO and Neighbourhood
462 Downs Maudlin Street Hetti	Henry Street on Maudlin	1.6	40		В		Coalfield		Hetton Council Gentoo /		Area Action plan Site within the Hetton Downs	1	5 15	10										4)	0	0		Y (1-5)	ears)		Renweal Area HCA New Site due to completion of CPO and Neighbourhood
461 Downs Dubmire Industrial	Street Sedge letch	1.28	30		В	Developer	Coalfield	Coalfield	Hetton Council/Private	+	Area Action plan Site within Flood Zone's 3a, 3b		-		10	10	10							11)	20	0		Y (1-5 y	ears)		Renweal Area HCA
458 Estate, Phase 2 Dubmire Industrial	Road	12F 2.34	70		B/G	Developer	Coalfield	Coalfield	Houghton Private		and a functional flood plain													0		0	0		N	N		Site within Flood Zone's 3a, 3b and a functional flood plain
459 Estate Phases 3 &	4	12F 4.58	130		В	Developer	Coalfield	Coalfield	Houghton Private		Industrial Estate							30	30	30	1	40		0		60	70			Y (6-1	10 years)	10% of site subject to Flood Zone 2. Industrial Area
											There needs to be a Master Plan																					
											for the area. Land at West end of site adjoining Black Boy Road																					
											was dismissed on appeal. The cumulative effect of housing																					
											development in the area could result in the need for additional																					
Land North of Black	Blackboy Road.									20% Open	school places and S106 funding used to supply extra school																					
460 Boy Road (site B)	Chilton Moor	13F 4	120		G	Developer	Coalfield	Coalfield	Houghton Council	20% Open Space	places. Site linked with site 128						30 ;	30 30	30		1			0		120	0			Y (6-1	10 years)	There is a restrictive covenant over the site until after 2017
											73	175	312	561 4	500	521	476	320	184	137	132	30	30	30 1	313	2001	359	38 4329				

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

March Marc	Site	es Deleted										
Amount												
Part	Site Nu											
Description Note Property	mb er	Site Name	Address	Area (ha)	Capacity		Planning History	Source/Status	ARF Name	Ward	Constraint	Reason for deletion
Description Proceedings Proceedings Proceded Process P				, ,							The removal of 2	
Description Process											required to create	
2											access. Within	
Page											Conservation	
Commonwealth Comm												
Description Process											consent.	
Control Cont							00/00005# DO . /				development of	
Special Conference Conferen							10/01613/MNQ Hotel				hotel and	
25 Westerland	122		Warden Law Lane	0.62	10	В	and restaurant	01/08/08	East	Doxford	restaurant	restaurant
Section Control Cont							09/01366/EUII				complete	
Description Process	123	Burdon Road and Burdon	vvoodiands	0.47	40	ь	08/01300/1 GE	Complete	vvasnington	vvasnington oodin	compicte	Complete
Busicin Road Start	126		Burdon Lane	6.23	95	G		Developer	East	Doxford		Deleted as covered by site 355
Dec.		Burdon Road and Burdon										
Security		Lane, Site 1, land	Nettles I and	2 02	60	0		Doveloper	Fact	Dovford	designated Open	Deleted as covered by 278
Secretaria Sec			rectics carie	3.03	60	<u> </u>		Developel	Last	DOXIOIG	Open Space	Deleted as covered by 270
Description Floor Store 1			Sheepfolds Road	0.18	9	В		Developer	North	St Peters		Site included in site 80
33 Port of 50 Port 5		Sheepfolds Road Site 2					-					
		land at	Sheepfolds Road	0.13	9	В		Developer	North	St Peters		Site included in site 80
Banderick Road Sile Superioritis Road Sile	135	land at	Sheepfolds Road	0.15	9	В		Developer	North	St Peters		Site included in site 80
Shore Sheek Complete Compl											Building	
Poleton Sirvet			Sheepfolds Road	0.05	3	В		Developer	North		Archaeological	Site included in site 80
327 Palarmo Sincet	.50			00	3							
An Organ Direc	137	Palermo Street	Palermo Street	0.24	12	G/B	houses- Approved	Developer	East	Millfield		Complete
448 Angent Prince Angen												
Particular Car Park Training A Part Traini	148	Angram Drive	Angram Drive	0.87	19			Developer	Fast	Ryhope		
Similar of Former Broadway Springrape No. 2			-				(autigor interest)					
Sealurn Whitburn Road		Site of Former Broadway	Springwell Rd,								raik	
Seaburn, Withburn Road	153	Centre	Grindon	7.55	218	В	units- approved	Complete	vvest	St Anne's		·
Seaburn Whitburn Road											Onen Snace	
54 Seaburn, Whitburn Road Sames Park Extension Barnes Park Extension Bar											Flood Risk 2 + 3	from sea. Previous Industrial Use on
55 Barnes Park Extension	154	Seaburn, Whitburn Road	Whitburn Road	5.59	84	G		Developer	North	Fulwell	site)	
Second Community Second Comm	155	Barnes Park Extension	Barnes Park Road	0.11	4	G		Developer	West	St Chad's	Space	Too Small
Extract Ciphanage East Moor Tarrace												
Former Orphanage/East Space Grade III Mort Ferrace 0.61 40 8 Developer North North North Castle North-designated dependence of Control Place North North Castle North-designated North-desig												
Cartwright Road India Cartwright Road Ca	150		Moor Torraco	0.61	40	B		Dovolopor		Hondon	Space Grade II	the building and walls to be retained and
SECTION Place Clinton Place Clinton Place S.5.3 86 G U.DP West St.Chards Open Space West St.Chards Open Space Open Spa							Developer				,	Too small
67 School, Durham Road 98 27 B 98 Developer West 8 mass Space Control Helton 170 High Street, Land at High Street 171 All Farm Road 181 Farm Road	165		Clinton Place	3.53	86	G		UDP	West	St Chad's		
To Small, star is below threshold To Small, star is star is star is star is star in U.P. To Small To Smal	167		Durham Road	0.98	27	В		Developer	West	Barnes		
73 area Hall Farm Road Hall Farm Road Hall Farm Road Sa.33 875 G Developer East Doxford Space SNC Mixed uses site within UDP for town centre uses and housing. Requires needs assessment, under the property of the		High Street, Land at									Designated Open	Too Small, site is below threshold
Within UDP for town centre uses and housing. Requires needs assessment traffic impact assessment assessment traffic impact assessment traffic impact assessment traffic impact assessment assessment traffic impact assessment traffic impact assessment traffic impact assessment traffic impact assessment as	173	area), Hall Farm Road	Hall Farm Road	58.33	875	G		Developer	East	Doxford	Space SNCI	Site included in site 81
Regulation Collegy Newbottle Street 4.44 113 G O99/02295/MNQ Developer Coalfield Houghton Coalfield Houghton Site Coalfield Houg												
Requires needs assessment, traffic impact assessment possible traffic planning enquiry for development of site generation is supermarket. Feature												
Fig. Houghton Colliery Newbottle Street 4.44 113 G 09/02295/MNQ Developer Coalfield Houghton Developer Coalfield Houghton Developer Coalfield Houghton Developer Planning enquiry for development of site generation issue. For a supermarket. Planning enquiry for development of site generation issue. To a supermarket. Planning enquiry for development of site generation issue. To a supermarket. Planning enquiry for development of site generation issue. To a supermarket. Planning enquiry for development of site generation issue. To a supermarket. Planning enquiry for development of site generation issue. To a supermarket. Planning enquiry for development of site generation issue. To a supermarket. Planning enquiry for development of site generation issue. To a supermarket. Planning enquiry for development of site generation issue. To a supermarket. Planning enquiry for development of site generation issue. To a supermarket. Planning enquiry for development of site generation issue. To a supermarket. Planning enquiry for development of site generation issue. To a supermarket. Planning enquiry for development of site generation issue. To a supermarket. Planning enquiry for development of site generation issue. To a supermarket. Planning enquiry for development of site generation issue. To a supermarket. Planning enquiry for development of site generation issue. To a supermarket. Planning enquiry for development of site present of the supermarket. Planning enquiry for development of site present of the supermarket. Planning enquiry for development of site of supermarket. Planning enquiry for development of site of supermarket. Planning enquiry for experiments. Planni											Requires needs	
New Designation North Nort											traffic impact	
Te Sunniside, land at Sunniside 0.42 16 B Developer West St Anne's Site Too Small, land stability problems Coalfield Hetton Site Developer Coalfield Hetton Developer Coalfield Hetton Designated open space 30%. Archaeological state Archaeological state Archaeological state Sheepfolds Road Site 5.			No. 1 out 5:			_	00/00005 7 11 17		0 17 11		possible traffic	
Land at Britannia Terrace / John Street Britannia Terrace Britanni							U9/U2Z95/MNQ	·			Archaeological	
Position	176	Sunniside, land at	Sunniside	0.42	16	В		Developer	West	St Anne's		Too Small, land stability problems
New Lambton Industrial Big Estate Lambton Lane 8,35 125 B Developer Coalfield Houghton Sheepfolds Road Site 5. Is land at Sheepfolds Road Site 5. Sheepfolds Road Sheepfolds Road Sheepfolds Road O.42 21 B Developer North St Peters Space Space Site included in site 194 Archaeological site 30%. Flood fisk 3a 10% Site Open Space Site included in site 80 Seaburn, land at - South Ball Bents South Bents Avenue Burdon Road and Burdon Lane, Site 2, land Burdon Road and Burdon Lane, Site 2, land Burdon Road and Burdon Space Burdon Road and Burdon Space Site included in site 80 Ste included in 154 Site Non- designated Open Space Site included in 154 Developer East Doxford Space Site included in 154 Si	170		Britannia Terrace	4.07	76	R		Developer	Coalfield	Hetton		Site included in site 128
New Lambton Industrial Estate	.,,	0001		7.07	13	U		Sovelobel	Joannoid		Designated open	moraudu ar dito 120
State Lambton Lane 8.35 125 B Developer Coalfield Houghton risk 3a 10% Site included in site 194											Archaeological	
Sheepfolds Road Site 5, sheepfolds Road 0.42 21 B Developer North St Peters Space Site included in site 80 Seaburn, land at - South Bents Avenue 4.02 60 G Developer North Fulwell Space Site included in 154 Burdon Road and Burdon Lane, Site 2, land Burdon Lane Burdon Road and Burdon Road and Burdon Road and Burdon Burdon Road and Burdon Road and Burdon Road and Burdon Road and Burdon Road Burdon Road and Burdon Road Burdon Road and Burdon Road Road Road Road Road Road Road Road	180		Lambton Lane	8.35	125	В		Developer	Coalfield	Houghton	risk 3a 10%	Site included in site 194
Seaburn, land at - South Sheepfolds Road 0,42 21 B Developer North St Peters Space Site included in site 80											Archaeological Site Onen	
Burdon Road and Burdon Space Site included in 154 Burdon Road and Burdon Lane, Site 2, land Space Site included in 154 Burdon Road and Burdon Burdon Lane 22.29 335 G Developer East Doxford Space Site included in site 278 Burdon Road and Burdon Space Site included in site 278 Burdon Road Space Site included in site 278 Burdon Road and Burdon Space Site included in site 278 Burdon Road and Burdon Space Site included in site 278 Burdon Road and Burdon Space Site included in site 278 Burdon Road and Burdon Space Site included in site 278 Burdon Road and Burdon Space		land at	Sheepfolds Road	0.42	21	В		Developer	North	St Peters	Space	Site included in site 80
Burdon Road and Burdon Lane, Site 2, land 95 between Burdon Lane 22.29 335 G Burdon Road and Burdon glane, Site 5, land between Burdon Lane 96 lane, Site 5, land between Burdon Lane 97 Station, Holborn Road Holborn Road Burdon Road and Burdon Get 15.07 226 G Developer East Doxford Developer East Doxford Open Space Non-designated Open Space Deleted as covered by 277 Deleted as covered by 277 Developer East Doxford Open Space Complete West St Anne's Complete Open Space Developer East Doxford Open Space Deleted as covered by 277 Former Grindon Fire Grindo	184		South Bents Avenue	4.02	60	G		Developer	North	Fulwell	Space	Site included in 154
Set week Burdon Lane 22.29 335 G Developer East Doxford Space Site included in site 278											Site Non-	
Burdon Road and Burdon 15.07 226 G Developer East Doxford Open Space Deleted as covered by 277	195	between	Burdon Lane	22.29	335	G		Developer	East	Doxford	Space	Site included in site 278
Former Grindon Fire 199 Station, Holborn Road Holborn Road Holborn Road 10.24 24 B. apartments: Approved Complete West St Anne's Complete		Burdon Road and Burdon									Non- designated	
00/00124/OUT redevelopment for residential purposes - ISHL East Hendon Too Small Holly House, Adelaide Place 0.18 9 B ISHL East Hendon Too Small Riverside House, Low 03/01786/CON 31		Former Grindon Fire						·			, -,	
200 90 Coronation Street Coronation Street 0.19 9 B Approved ISHL East Hendon Too Small Holly House, Adelaide 201 Place site of Adelaide Place 0.18 9 B ISHL East Hendon Too Small Riverside House, Low 03/01786/CON 31	199	Caaron, Holbotti Rodu	olbom Noau	V.24	24		00/00124/OUT	Complete	. 1001	o. minos		
Holly House, Adelaide 101 Place site of Adelaide Place 0.18 9 B ISHL East Hendon Too Small 103/01786/CON 31			0				residential purposes -		-			
201 Place site of Adelaide Place 0.18 9 B ISHL East Hendon Too Small Riverside House, Low 03/01786/CON 31		Holly House, Adelaide			9	В	Approved	ISHL				
		Riverside House, Low	Adelaide Place	0.18	9				East	Hendon		Too Small
	202		Low Street	0.12	31			ISHL	East	Hendon		New Building completed June 2008

Site	es Deleted										
	Jo Deleteu										
Site Nu											
mb	Site Name	Address	Area (ha)	Capacity	Greenfield/ Brownfield	Planning History	Source/Status	ARF Name	Ward	Constraint	Reason for deletion
	Land at West Wear Street, Sunderland	West Wear Street	0.29	179	В	02/01283/FUL 179	Complete	East	Hendon	- Constraint	New Building completed June 2008
	Site of Thornhill Lodge					03/00236/FUL 28					- 1
	Nursing Home St Michaels Building, 10		0.24	28	В		Developer	East	Hendon		New Building completed May 2008
		Gray Road	0.81	48		03/01987/LEG 06/01871/FUL 29 flats-	Complete	East	Hendon		New Building completed June 2008
206	6 Gray Road	Gray Road	0.31	29	В	Approved 03/00556/FUL 12	Complete	East	Hendon		New Building completed June 2008
207	1 and 2 The Cedars	The Cedars	0.17	12	В	apartments- Approved 02/02174/AME 24	Complete	East	Hendon		Site completed
208	6 The Cedars	The Cedars	0.28	24	В	apartments- Approved 03/01033/FUL provide	ISHL	East	Hendon		Complete
	Toll Bar House, Ryhope Road	Ryhope Road	0.12	25		25 apartments - Approved	Complete	East	Ryhope		Site completed
203	rtoad	rynope road	0.12	23		03/00190/LEG 15	Complete	Lust	тупорс		one completed
210	Fire Station Burdon Road	Burdon Road	0.57	15		detached dwellings- approved	Complete	West	Silksworth		Complete
212	Seaburn Service Station	Station Road	0.24	27		06/00508/FUL 27 flats approved	Complete	North	Fulwell		Complete
213	Bay Hotel, Seaburn	Whitburn Bends Rd	0.37	32	В	02/01102/LEG 32 flats approved	Complete	North	Fulwell		Complete
	Lakeside Gardens, Station Road	Station Road	0.60	18	G		ISHL	Washington	Washington Central		Site completed
219	1 and 2 The Cedars, land rear of	The Cedars	0.21	12	В	04/01784/SUB 12 apartments- Approved	Complete	East	Hendon		Site completed
	Former Fire Station, Dun Cow Street	Dun Cow Street	0.37	19	В		ОВ	East	Millfield		Site to be developed for other town centre uses
	Pallion Primary School,	Waverley Terrace	0.61	17	В		ОВ		Pallion	Designated Open Space (30%)	School buildings now used as a skill
220	Waverley Terrace	vaveney retrace	J.U I	17	D		00	West	allion	Poor access, bad	centre.
										neighbours and is in an industrial	
										estate. There may be a capacity	
										issue for water treatment in this	
	Hetton Lyons Industrial									location.	
		Hetton Lyons Ind Richard Street	1.160 0.37	27 11	B B		Developer OB	Coalfield Coalfield	Hetton Hetton		Duplicate site reference Too small
	Richard Street, Hetton, Rear of	Richard Street	0.37	9	В		ОВ	Coalfield	Hetton		Too small
	Former Eppleton House, Lindsay Street, Houghton	Lindsay Street	0.27	10	В		ОВ	Coalfield	Hetton		Too Small
	Mercantile Road, Houghton, land off	Old Durham Road	2.73	62	G		ОВ	Coalfield	Hetton		Not practical, surrounded by employment land
	Rainton Bridge Industrial										Not practical, surrounded by
	Arena Business Park.	Mercantile Way	0.42	12	G		ОВ	Coalfield	Houghton		employment land Not practical, surrounded by
234	Mercantile Way, land at	Mercantile Way	0.35	12	G		OB	Coalfield	Houghton		employment land
										Listed Building Grade II	
										Archaeological Site Open Space	
	Stadium Park West Quay, Crown Road,	Vaux Brewery Way	1.91	43	G		OB	North Sunderland	St Peters	Flood Risk 2+3	Site designated for other land uses
	land at Ridley Street, Sunderland,	Crown Road	1.83	68	В		OB	North Sunderland	Southwick		Retail development
	Site of Downhill Centre,	Ridley Street	0.25	10	В		ОВ	North	Southwick		
	Kestevan Square, Downhill	Kestevan Square	0.77	35	В		ОВ	North	Redhill		Site deleted now used as a Business centre (March 2009)
	North Biddick Farmhouse		0.26	3		03/02703/FUL 3 dwellings -approved	ОВ	Washington	Washington Central		Too small
	Fatfield House, Vigo Lane		0.42	3		05/03422/SUB 3 dwellings approved	ОВ	Washington	Washington West		Too small
		Fir tree Avenue			В		ОВ	Washington	Washington South		Site developed for Community Centre
	Washington Envelope		1.39	31							Not practical, surrounded by
	Company Windsor Crescent, land		0.74	20	В	05/01369/FUL erection	OB	Washington	Washington East		employment land
253	rear of	Windsor Terrace	0.04	2	В	of 2 dwellings refused	OB	Washington	Washington West	Site is designated	Too small
										as strategic employment land,	
										dependant upon Business Land	
										Review September 2011.	
										50% of site is within the Green	
										Belt buffer zone.	
										Southern part of the site	
										incorporates Ryhope Dene	
										SSSI. Education information states	
										there are insufficient places	
										for any new pupils. Sept 2011	
	South Ryhope, land at -							Sunderland		predominantly agricultural uses	
	Sea View Philadelphia Complex Site		36	450	G			South	Ryhope	on site.	Duplicate site reference
257		Voltage Terrace	0.35	11	В		Developer -HADPD	Coalfield	Houghton		Included in 330 + 360
	land at	Lisburn Terrace	2.87	86	В		Developer-HADPD	East Sunderland	Millfield		Site included in site 292
	City Campus, land at North Hendon	Chester Road	0.36	18	В		Developer	South	Millfield		Site included with site 185
	(Sunderland South	Hendon Road	11 54	175	<u> </u>		Developer-HADED	Fast	Hendon	HSE middle Blast Zone	Site to be used for other purposes
	St Benets Church,	HEUDUN ROAD	11.54	175	В		Developer-HADPD	LdSI	rendon	LUIR	one to be used for other purposes
	Causeway, North Church Road, Monkwearmouth,	North Cl. 1 St	0.4-		_			NI	Ct D-tr		Too Small
262	land to east of	North Church Street	0.19	10	В		Developer	North	St Peters	<u> </u>	Too Small

Site	es Deleted										
Site											
Nu mb					Greenfield/						
er	Site Name	Address	Area (ha)	Capacity		Planning History	Source/Status	ARF Name	Ward	Constraint	Reason for deletion
266	Hendon Sidings, Prospect Row, Sunderland	Prospect Row	5.26	80			В		Developer-HADPD	Sunderland South	
	Silksworth, Tunstall Hope									SNCI Archaeological	
268	Lodge (High Newport) Land at	Tunstall Road	17.84	267	G		Developer-HADPD	West	Doxford	Site Open Space	Double counted with site 267
271		Office Place Borough Road	0.02	1 10	B B		Developer-HADPD Developer-HADPD	Washington	Washington West Hendon		Too small Double counted with site 323
	Burdon Road and Burdon Lane Site 4	Nettles Lane	8.44	137	G		Developer	East	Doxford	Non- designated Open Space	Site covered by 277
	Neil Street, land at	Neil Street		2	G	08/00030/FUL 72 units approved	Developer-HADPD		Hetton	Орен орасс	Too small
284	Easington Lane Primary	Neil Street	0.05		G	арргочец	Developer-HADPD	Coameia	Hellon		100 Siliali
285	School, South Hetton Road	South Hetton Road	1.05	25	В		Developer	Coalfield	Hetton		Double counted with site 86
289	Former Cape Insulation Site 3	Pattinson Road	1.30	30	В	06/02303/OUT	Developer-HADPD	Washington	Washington East	Designated open space	Double counted with site 71
290	Former Cape Insulation Site 4	Station Road	1.19	27	В	06/02303/OUT	Developer-HADPD	Washington	Washington East		Site included with site71
295	Land north of Spelter Works Road, east of - Commercial Road	Commercial Road	5.15	80	В		Developer-HADPD	East (Central Sunderland)	Hendon		Education informs that there is currently insufficient provision at local schools. Site may be heavily contaminated from past industrial uses. Infrequently used railway access to the Port on east side of site. Vehicle access currently available from junction on Commercial Road. Half of the site falls within HSE Outer Blast Zone. Amenity of most of the Site is unsuitable for housing due to gas holders on west and industrial uses on the north boundary and affected by Blast Zone
297	Former Arriva Depot, North Hylton Road	North Hylton Road	1.57	47	В		Developer-HADPD	В	Southwick	Employment land	Retail development
	East of Pattinson Road and South of Sewage										
	Works, land to Lindisfarne, land adjacent	Pattinson Road	5.98 0.09	90	G G	06/02303/OUT 07/00629/ENQ	Pre-application Pre-application	Washington North	Washington East St Peters		Site included with site 364 Too small
	Food and United Control									Full planning permission for 68 bed residential care home. Site discounted	Full planning permission for a 68 bed
307		Poole Road	0.30	0	В	09/02070/FUL	FUL	West	Pallion		residential care home (not general housing).
308	North Moor Housing Office		0.28	8	G	07/02851/MNQ 07/05292/MNQ	Pre-application	West	Silksworth		Too small
	Former Chilton Moor					residential				Designated Open	07-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
	Cricket Club Newbottle Allotments	Black Boy Road Newbottle	1.29 0.21	30 7	G G	development 07/04765/MNQ	Pre-application Pre-application	Houghton Coalfield	Houghton Copt Hill	Space	Site included with site 142 Too small
311	The Forge Site	Neville Road	3.25	80	В	Outline Permission 06/04517/OUT	OUT	East	Pallion		Included in Site 70
312	Former Junglerama, Victoria Road	Victoria Road	0.13	4	В		Developer Interest	Washington	Washington North		too small
313	High St/ Albion St, land at	Albion Street	0.07	2	В	07/01544/MNQ 27-28 dwellings	Pre-application	Coalfield	Hetton		Too small
										Greenbelt and Grade II listed	
	Peareth Hall Farm Louth House, Houghton	Peareth Hall Road	2.96	45	G	07/00665/MNQ	Pre-application	Washington	Washington West	buildings on site	Site included with sites 330 + 360
	Lisburn Terrace Site 3,	Houghton Road	0.07	2	В	07/01604/MNQ	Pre-application	Coalfield	Copt Hill	Archaeological	Too small
	land at Whickham Street, land at	Lisburn Street	6.14	95	В	07/00649/MNQ - 36	Pre-application	East	Millfield	Site Archaeological	Site included with site 292
	back of	Whickham Street	0.04	15	В	units	Developer Interest	North	St Peters	Site	Site included within site 119
	Wheatsheaf Public House Former Piggery, Offerton		0.13	7	В		Developer Interest	East	Hendon		Complete
	Lane, Riverside Lodge	Offerton Lane	0.18	5	G	08/01361/FUL erection	Pre-application	Coalfield	Shiney Row		Too small
	Toddy's Public House	Raeburn Road	0.08	8	В	of 8 houses -Approved		North	St Peters	Part of site in	Too small
	Southern House Farm	North Road	1.34	32	G/B	07/00305/MNQ 18		Coalfield	Hetton	flood zone 3a	Site is included in 131
323	174 Newcastle Road River Wear Social Club,	Newcastle Road	0.13	7	В	dwellings 07/01089/MNQ -10+	Pre-application	North	St Peters		Too small
325	White House Road	White House Road	0.14	7	В	units 08/02392/ENQ	Pre-application	East	Hendon		Site too small, not meet criteria
326	Grange View, land west of - Coaley Lane	Coaley Lane	1.35	5	В	residential development 07/03641/OUT	Pre-application	Coalfield	Houghton	Dark of site	Too small
	Plank Pay Pand have	Block Berr Berri	4.05		^	erection of 97 dwellings -Refused on	D " - "	Cookeria	Hought	Part of site designated open	Included in site 400
	Lyons Youth Club	Black Boy Road Lyons Avenue	4.85 0.16	73 8	G G/B	appeal	Pre-application Pre-application	Coalfield Coalfield	Houghton Hetton	space	Included in site 128 Too Small
	Philadelphia Lane, Success Road 1-4 Thornhill Park Groves Site, European	Success Road Thornhill Park	0.88 0.33	22 28	B B	07/04545/FUL 06/04513/LEG 04/02405/OUT redevelopment to include 1500 residential dwellings -	FUL Complete	Coalfield East	Shiney Row St Michaels	complete Existing Open Space Archaeological Site SNCI	Developed as Medical Care Home Complete
336	Way	European Way	31.54	1500	В	Withdrawn	Developer	East	Pallion	Flood Risk 2 + 3	Included in site 85
337	Burdon Road and Burdon Lane Site 8, land between	Burdon Lane	4.78	72	G		Developer	East	Doxford		Site is included in site 355
337	Burdon Road and Burdon Lane Site 8, land between	Burdon Lane	4.78	72	G	09/04/426/LBO	Developer	East	Doxford	Lintad builds	Site is included in site 355
338	Philadelphia Complex Site 4	Philadelphia Lane	16.58	248	В	08/01426/LBC regeneration inc. 304 dwellings - Withdrawn	Developer	Coalfield	Houghton	Listed buildings 2% designated open space	Included in sites 330 + 360

Sit	es Deleted										
Site											
Nu mb					Greenfield/						
er	Site Name	Address	Area (ha)	Capacity	Brownfield	Planning History	Source/Status	ARF Name	Ward	Constraint Grade II Listed	Reason for deletion
										Buildings x 4 Archaeological	
										Site Existing Open Space	
345	Stadium village	Kier Hardie Way	30.04	450	G		Developer	North	Southwick	SNCI Flood Risk 2 + 3	Included in site 80
346	Philadelphia Complex Site 5	Raglan Row	0.83	22	В		Developer	Coalfield	Houghton		Included in sites 330 & 360
										Shirley Banks site	
										laid out for playing pitches.	
										Site is in a Settlement Break	
										and a landscape corridor.	
347		Ryhope Road	4.81	72	G		Developer	Sunderland South	Ryhope	for any new pupils	Site completed for playing fields and Rugby pitches
350	Burdon Road and Burdon lane, Site 7, land between	Burdon Lane	4.69	70	G		Developer	East	Doxford		Included in site 355
350	Burdon Road and Burdon lane, Site 7, land between	Burdon Lane	4.69	70	G		Developer	East	Doxford	Carabah and	Included in site 355
	Trust Meeting House	Peareth Hall Road	4.00	07	_			\M/==b:==t==	10/h:+ 10/+	Greenbelt and Grade II listed	Included in airca 220 8 200
351	•	realetti Hall Koau	1.00	27	В		Developer	Washington	Washington West	buildings on site Greenbelt and Grade II listed	Included in sites 330 & 360
352	Rear of Peareth Hall Farm	Peareth Hall Road	2.17	46	G	04/02710/OUT mixed	Developer	Washington	Washington West	buildings on site	Included in sites 330 & 360
	Former Cape Insulation					use development including residential -					
357	Site 6, Pattinson Road Woodbine Terrace, land	Pattinson Road	2.88	65	G	Refused -	Developer	Washington	Washington East	Archaeological	Included in site 71
358	at - Ditchbrun Terrace Felstead School and	Ditchburn Terrace	0.45	23	В		Developer	East	Pallion	Site School Playing	Included in site 286
361	Grounds School and	Fordfield Road	1.90	43	В	04/01404/FUL 196	Developer	West	Millfield	Field	Site is included in site 96
363	Ayres Quay, Farringdon Row	Farringdon Row	1.30	196	В	apartments - Withdrawn	FUL	East	Millfield		Site is included in site 64
	McClaren Way, Land at		0.11	130		07/03640/FUL 1 detached dwelling	Developer	Coalfield	Shiney Row		Too small
300	Units 1-22 Gayton Road, Including former Scout	Wedaren way	0.11		G	detached dwelling	Developel	Coameia	Office Now		Too small and employment land still
371		Gayton Road	0.32	10	В		Developer	Washington	Washington East	This and	in use
										surrounding schemes would	
										put pressure on Dubmire School -	
										Education may need to extend	
										provision at other schools. The	
										approved planning	
378	North of Coaley Lane, land at	Coaley Lane	16	27	G	08/01617/VAR Playing fields	Complete	Coalfield	Houghton	application is for playing fields.	Complete
	Burdon Road and Burdon Lane, Site 12, land	-								Non - Designated	-
379	between	Burdon Road	24.05	360	G	07/01170/OUT,	Developer	East	Doxford	Open Space	Site included in sites 145 and 277
396	Sunniside, Tavistock Place	Tavistock Place	1.28		В	10/01859/MNQ, 10/03519/LAP	FUL	Sunderland South	Hendon		Software City
											Contaminated land from railway sidings. There is no access to site,
											and there is the possibility of the use of land for cycle path and recreation facilities. There is a high pressure
										Within HSE	gas main under site which is a major constraint on any development.
										middle blast zone	Issues about the Port and surrounding area (including smaller
	Halfway House Lane. land at	Commercial Road	1.75	40	G/B	part of application 98/00059/FUL	Developer	East	Hendon		pockets) - there is insufficient provision at local schools.
	South Street, Fencehouses, land at		0.14	5	В		Developer	Coalfield	Houghton		Too Small
	Barmston Club		0.30	9	В		Developer	Washington	Washington Central		Too small
		Hill Rise, Washington Village	1.21	47	В	05/03341/LEG	Complete	Washington	Washington Central	complete	Complete
		Burdon Road Doxford	7.73	140	G			West	Silksworth		Site included in site 278, double count
428		Lambton Lane	0.41	17 74	B B	10/00279/FUL	Complete Developer	Coalfield B	Houghton Southwick		Site completed July 2011 Site completed
	St Matthews Terrace, Philadelphia		0.4	15	В	11/00395/EXT1	FUL	Coalfield	Hetton		Duplicate site reference with 333
	•							-		Designated open space 10%	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
E11	Chilton Moor Envelope		14.23	215	G	10, 34, 128, 142, 179, 309, 327, 400	Various- Enveloping	Coalfield	Houghton	archaeological site 20%	Enveloped sites split into individual sites
	South of Colliery Lane Envelope		5.11	75		2, 76, 134, 141, 143, 331	Various- Enveloping		Houghton		Enveloped sites split into individual sites
			•		2,2				<u> </u>	Proposed open space. Currently	
										non-designated open space.	
E15	Chapel Garth Extension Envelope		68.08	1000	G	81, 173, 356	Various- Enveloping	East	Doxford		Enveloped sites split into individual sites
	Doxford Park Envelope		23.93	360		21, 52, 105	Various- Enveloping		Doxford		Enveloped sites split into individual sites
	West of Nettles Lane Envelope		31.70	475	G	127, 195, 278	Various- Enveloping		Doxford	Archaeological site 5%	Enveloped sites split into individual sites
			-	5	_					Archaeological	Enveloped sites split into individual
	West of Nettles Lane Envelope		31.70	475	G	127, 195. 278	Various- Enveloping	East	Doxford	site 5%	sites
	East of Nettles Lane Envelope East of Nettles Lane		31.70	475	G	127, 195, 278 126, 145, 196, 277, 283, 337, 350, 355,	Various- Enveloping	East	Doxford	site 5%	Enveloped sites split into individual