## 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

ite   Ma ef.   Site Name   Street   Ref	p Area Site Co	uses omp Approval Date Brow	enfield vnfield Planning Histo	ory Status/Source	LDF Sub Areas ARF Nar	ne Ward	Site ownership	Category (there are sites)	re no Cat 1 Gene		Anticipated Annual Completio			6-10 years Supply 2017/18 2018/19	2019/20 2020/21	2021/22	11-15 years Supply 2022/23 2023/24		2025/26 2026/27	Deliverable Years 1-5	Capado Developable (ears 6-10	ears 11-15	ost 15 Not c ears developa	urrently able	is the s developable	ite Comments from Key Stakeholders Consultation Event	2011 Update commer
St Georges Georges 19 Terrace Terrace 4N	I 0.46 14	13/06/06 (expired)	B 06/00696/0	DUT Developer	Sunderlan d North North	St Peters	Private	Conserv Area	will bac and rvation This	e Seafront Strategy further increase kground knowledge d aid decision making, s is a tourism area d a wildlife corridor,					14					0	14 0				Y (6-1 years)	A w ol T: in	Ownership issu. Access issivithout the demoliful of No.14 St Geor Toe, required high mprovements like to be cost prohibitive.
									Cor Nor is ligh disc	e lies within a Wildlife rridor and the Great rth Forest Masterplan still enforceable. In the of on going cussion with Gentoo, ter density housing																Site is owned by gentoo but is	
79 Hylton Lane Hylton Lane 31	2.51 80		G	UDP	Sunderlan d North North	Redhill	Gentoo	Open SNCI -4	Space the site	uld be achievable on site. UDP allocated				20 20	20 20					0	30 0					not within the current redevelopment programme, SNCI open space	
Southwick Clarence Primary School Street 4L Land adj. Monkwearmouth	1.80 56		В	ISHL	Sunderlan d North North	Southwick	Council		eological the pen Space dev	sed September 2009, site is available for velopment.		26	30							56	0	ı		Y Years)	(1-5	po is	Revised site details ootential access ssues  Outline approval
College, Swan Street Swan Street 5N	0.69 28	16/07/10	B 10/00229/0	OUT OUT	Sunderlan d North North	Southwick	Sunderland College		dwe 16/0 Extr dev	ellings granted 07/2010 rra Care homes velopment is being	20	8								28	0			Y Years)	(1-5	community and educational 2i priority 10	
Kidderminster, Land east of 1 Hylton Lane Downhill 3I	2.86 144		G/B 05/04020/\$	SUB UDP	Sunderlan d North North	Redhill	Gentoo	SNCI Open Archaed Site	Space site	nsidered. Given the minent plateau of the a, the scale and ssing must be nsidered.	-50 55 34	55								94	0	1		Y Years)	(1-5	The site is currently part of the Extra Care programme.	site slopes significantly potent ssues for achievin adoptable highway ayout.
Carley Hill School, Emsworth					Sunderlan		Council	Open / Archaec	Par Space Car eological solo	rt of the site fronting rley Hill Road was d (Feb 2009) to														Y	(1-5	impact on the Strategic Road Network (SRN) of the potential SHLAA sites. The Agency requires that the traffic impact of new developments should be safely accommodated on the SRN and these measures be brought forward in parallel with proposed housing	
	4.20 100	02/09/09	09/03758/F 08/02559/F		d North North  Sunderlan	Southwick		Site	Ger Site Ger pro	ntoo.  e within the short term ntoo renewal gramme. Erection of ace House" ildren's hospice on	25	25 2	25 2	25						75	25 0	1		years)	(1-5	development.  New application for additional	
2 Phase 3-5 3L  St Hilda's Church, School and adjacent	9.94 199 12	28 16/01/08	B 10/01995/H	Developer Interest	d North North  Sunderlan d North North		Gentoo Private/Council		Space pari	t of site.  a includes school ying fields, which will uire consent from ort England for base. The area is a nmunity advironmental priority	20 20				17 7					71 0	0 0			years)		78 units on site.  A Availability of site is uncertain, a current development plan spolicy is for school P playgrounds, community uses di 10 and church need to be sy	special needs cer Possible development for
Newcastle Road Newcastle 1 Baths Road 4	M 0.74 30		Fulwell	Developer Interest	Sunderlan d North North	Fulwell	Council /	/	mai incl	e and adjoining land rketed for mixed uses luding residential mmer 2011.		20	10							20				Y	(1-5	fo	Site to be mark or a variety of ncluding resident
bauis roau 4	0.74 30	В	ruweii	illerest	d North	Fulwell	private					20	10							30	, 0			years)		The site is within flood zone 1, but subject to surface water flooding. The Highways Agency focussed upon the potential impact on the Strategic Road Network (SRN) which includes the A19, A690, A1231, A182,	induding resident
Seaburn Camp, Whitburn	4400 444				- Sunderlan		University of Sunderland &	of Sa	exp dev ami with doc low exp toui cori	sidential development bected after the relopment of the usements and tied in h the site allocations sument. Larger family r density homes bected. This is a rism area, a wildlife ridor and the site is oject to the Great						05		40								A1(M) of the potential SHLAA sites. The Agency requires that the traffic impact of new developments should be safely accommodated on the SRN and these measures be brought forward in parallel with proposed housing development. Extensive and R high quality greenspace of the properties of the propertie	comments, includ he former playing
Whitburn Road Rd 2N  Dovedale Road, Dovedale	I 11.86 144		G	HADPD	d North North Sunderlan	Fulwell	Council		Nor	rth Forest proposals.					25 25	25	25 25	19		0	75 69	9			years)	s <sub>F</sub>	ields  Possible junction spacing issues, rontage developed and be more
	1 0.38 12		G	Developer	d North North  Sunderlan	Fulwell	Council	Space		evious Industrial Use,				12						0	12 0				years)		appropriate.
Road Road 3L All Saints House, Portobello Portobello Lane 4M	1 0.46 21		G B	UDP OB	d North North  Sunderlan d North North			Site		erve, wildlife corridor				21	30	30	30 30	30	10	0	21 0	00			years)  Y (6-1 years)	methane on site.	
36 to 38 Roker Roker 1 Avenue Avenue 4N	0.28 24	15/09/06	03/01714/I B (expired)	EG ISHL	Sunderlan d North North	St Peters	Private  Sunderland	Open S Commu						24						0	24 0				Y (6-1 years)	D	Delivery of community facilities dependant upon

												Category 1 & 2 eits	s	Anticipat	ed Annual Completion rates 1-5 years	6-10 years Supply			11-15 years Supply				Capacity breakdown				
Site Ref. Site Name		ap Area ef: (HA)	Site Capacity	Houses Comp Approval Date	Greenfield Brownfield P	Planning History Star	tus/Source Ar	OF Sub reas ARF Na	me 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		2019/20 2020/2	21 2021/22		2024/25	2025/26 2026/27	Deliverable Years 1-5	Years 11-15 Pos Years 11-15 Pos Years 11-15 Pos Years 11-15 Pos	t 15 Not currently developable	Is the developal	site Comments from Key Stakeholder Consultation Event	rs 2011 Update comment
Sunderland North													The present school	uso													
													will remain. The site be available post 2	may													
													Site is appropriate	for													
Fulwell Juni	or												community facilities is a Community	and												Site still in educational use	
School, So Road, Fulwell		N 1.01	1 27		В	ISI		underlan North North	Fulwell	Council		N/A	Environmental priority									0	o o	27	N N	and is a community and educational priority area.	d
													Problems with isolo on the site, has vehice	cular													
Portobello Lar 238 Roker Avenue		M 0.52	2 26		В	OE		underlan North North	St Peters	Private		Archaeological Site Open Space	and railway access. is on industrial land.	Site				26				0	26 0		Y (6 - years)	10 Site ownership is unknown and designated open space	n
Ridley Street ( Emsworth	off																										
Road, Carl Hill site of 26							91	underlan																	V (1	1-15 Open space issues need to	
242 70 even	Road 3L	0.35	5 14		В	OE		North North	Southwic	k Private		Open Space							14			0	0 14			be resolved	0
Earlston Stree Eyemouth Lan	e, Eyemouth							underlan				Archaeological Site Ope	n													6-10 Open space issues need to	o
243 Carley Hill Fulwell	Lane 3L	L 0.50	0 14		В	OE	B d	North North	Southwic	k Private		Space	Site has prev	rious			14					0	14 0		years)	be resolved	
Reservoir, Viewforth	Viewforth					De	eveloper- Si	underlan		Northumbria		Archaeological	industrial use and affected by	i is											Y (1-5	Access and possible contamination are issue:	
254 Terrace	Terrace 3L	L 0.72	2 21		В			North North	Fulwell	Water		Site	Preservation Order 6		11 10			_				21	0 0		years)	need to be resolved  Site is more appropriate for	
										Marine			Site has a right of issue that needs to													tourism and recreational purposes due to location or	al
Beacon Driv		N 0 46	9 10		В		eveloper- Si	underlan North North	St Peters	Activities		Archaeological Site	resolved and s											40		the sea front. Also, high floor	
265 site at	Drive 4	N 0.18	9 10	under	В	ПР	ADPD d	NOITH NOITH	Si Pelers	Centre		Green Be	flooding problems									U	U U	10	IN IN	lisk	
Former Dagm	ar Whitchurch			constructio n start		07/05460/FUL		underlan				Archaeological Site Existing	Approval for 39 fa	amily											Y (1-5		under construction 3
291 Site	Road 3F	K 0.62	2 39	36 1/12/2010	B 0	07/02515/FUL UC	C d	North North	Southwic	k Private		Open Space	houses.	3								3	0 0		years)	Access issues, possible	completed 01/12/11
Ferryboat Lan	e, Ferryboat Lane 4H	H 0.55	5 16		G			underlan North North	Castle	Private												0	o o	16	N N	contamination, open space issues need to be resolved	
												Existing Open Space															
Givens Stree 398 Roker, land at	et, Givens	N 1.42	2 26		В			underlan North North	St Peters	Council		Archaeological Site	Access no investigation.	eeds								0		26	N N	Designated open space	
Monkwearmou	ith								0.7 0.010	Countries		Oito	vooagaao												Y (1		
Hospital, 412 Newcastle Roa	Newcastle ad Road 4	M 3.46	52		В			underlan North North	St Peters	NHS Trust										30	22	0	0 52		years)	1-15	
													Site is included in Seaburn Master	plan													Revised sit boundary exclude
Seaburn													which promotes a muse leisure	led												Revised site boundary avoids	
Amusements, 413 Whitburn Road	Whitburn d Rd 21	N 9.24	4 226		G/B		eveloper - Si ADPD d	underlan North North	Fulwell	Council			development includir 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	at Site part of Seabur Masterplan
													Green Belt, n settlement break, 0														
Land North a	nd												It North Forest. High Agency requires fu	nway													
West Ferrybo	at Ferryboat	H 123	7 190		G	De		underlan North North	Castle	Private		Site Existin	assessment of pote impacts on the SRN.	ential								0		190	N N	Green Belt, major settlemen break, Great North Forest	nt New Site
	Ravenna	12.0	130		Ü				Castic	Tilvate		орен орасс	impacts on the Ortiv.											130	V (4.5	break, Great Worth Forest	New Oile
Bunnyhill Ext 432 Care	Downhill	1.67	7 152		B/G	De		underlan North North	Southwic	k Gentoo			Extra Care homes		50 50 52							152	0 0		years)		New Site, Extra Care
																											New Site,Phase 2 of development of the
Castletown 433 Aviary B		J 1.7	173		В	De		underlan North North	Castle	Gentoo		Amenity Gree Space	n Extra Care homes		66 50 57							173	0 0		Y (1-5 years)	Extra Care scheme dependant upon funding.	
Hahnemann 435 Court, site B	Southwick Rd	1.45	5 132		В	De		underlan North North	Southwic	k Gentoo			Extra Care homes		100 32							132	0 0		Y (1-5 years)		New Site, Extra Care
Cricklewood R			0 12		В		Si	underlan North North		Gentoo					12							12	0		Y (1-5 years)		Gentoo owned site
	Hylton Red House		9 10		В		Si	underlan North North		Gentoo					10							10	0		Y (1-5 years)		Gentoo owned site
T41 Rodu	710000	0.28	10		3	De	J. Jiopoi U		redillil	Johnson					10							10			, care,		Planning permission
										Closs																	for the erection of 70 No 2,3,4, bedroom
										Gleeson Homes and																	family homes with associated highways,
443 Marley Potts	Maplewood Road		7 70	02/11/11	B 1	11/01796/FUL FU		underlan North North	Redhill	Regeneration Ltd	וי	Open space			30 30 10							70	o o		Y (1-5 years)		landscaping and car parking
			2270										TOTAL	-16	205 277 280 241	116 76	111 131	107	55 69	79	32 0	987	<b>541 235</b> 0	293			

Site Ref.   Site Name   Street   Ref:  (HA)   Central Sunderland	Site Houses Complete Approval Date Browni	nfield/ Status/ Status/ LDF Sub Areas ARF Name Ward Site ownershi	Category 1 & 2 (there are no	pated Annual Completion rates 1-5 years 3 2013/14 2014/15 2015/16	6-10 years Supply 2016/17 2017/18 2018/19 2019/20	11-15 years Supply 2020/21 2021/22 2022/23 2023/24 2024/25 2	25/26 2026/27 Deliverable 1-5 Developable 6	Capacity breakdown  10 Developable 11-15 Post 15 Not developate	currently is the site is the deliverable developable	site Comments from Key Stakeholders Consultation Event 2011 Update comment
42 to 45 Nile	24/09/2007,	07/02667/FUL, Sunderland (Central	New Planning permission extension replaces App No.							Replacement extension for
18         Street         Nile Street         5N         0.06           4-8 Villiers	06 23 25/09/2010 B	B 10/01432/EXT1 FUL South Sunderland) Hendon Private	07/02667/FUL	23			23 0	0	Y (1-5 Years)	planning permission to 2012
36         Street         Villiers Street         5N         0.09           24-26 Stockton         Stockton		B         (expired)         Developer         South         Sunderland)         Hendon         Private           06/05264/LEG         Sunderland         (Central         St			34		0 34	0	Y (6-10 year	
37 Road Road 6M 0.17  187-193 High High Street		B Expired Developer South Sunderland) Michaels Private  05/02925/FUL Expired, Sunderland (Central	60 bed hotel, 16 two bedroom		24		0 24	0	Y (6-10 year	Mixed use - 60 bed hotel, 16
40 Street West West 5N 0.10  178-185 High High Street 43 Street West West 5N 0.14		B 08/04298/FUL Developer South Sunderland) Hendon Private  East Sunderland (Central (Central Sunderland) Hendon Private  Exit Sunderland (Sunderland) Hendon Private	apartments and retail units.		16		62 0	0	Y (6-10 years)	apartments and retail units.  Mixed use development
The Bunker, Stockton  Stockton Road Road 6M 0.06		07/02000/FUL   Sunderland   Flendon   Private			52		0 19		Y (1-5 years)	
44 Stockton Road Road OW 0.00	04101701 B	B Expired 10E South Sunderland inicitaets Frivate			13		0 19		1 (0-10 year	The Highways Agency focussed upon the
Farringdon Row Farringdon 64 phase 1 Row 5M 1.20	20 0 08/02/08 B	East Sunderland (Central 07/03279/FUL FUL 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		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 0.07	07/20 B	03/01793/OUT, 07/04646/SUB Developer Sunderland (Central B Refused Interest 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		Council/HC , purchase site from Tesco 02/02480/OUT Developer Sunderland (Central	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, possible adjacent to SSSI - Site is also archaeological covered by a Section 106		20		20 0		Y (1-5 years)	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 5.86  8-12 Murton Murton	36 320 28/03/07 B 01/06/07		site Agreement		81 82	112 45	0 275	45 280	Y (6-10 year	rs) impacts required. corridor  Reduced density due to change
68 Street Street 6N 0.17 Holmeside Triangle, Park		B Expired OUT South Sunderland) Hendon Private  East Sunderland (Central St	Site of over 30 different		45		0 45	0	Y (6-10 year Y (11 - 15	in the market.
77 Lane Park Lane 6M 4.13	59 226 B 70 300 B	B UDP South Sunderland) Michaels Private  Sunderland (Central South Sunderland) Millfield Council  North Sunderland (Central Southwic	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  The sites are included in the Stadium Village Master Plan Archaeological Site and 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 50	50	0 226 175 125	0 0	years)	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 Revised site details
High Street High Street  162 East, land at East 5N 0.28  Numbers Garth and Former School, Russell  166 Street Street 5N 0.60	13 50 B 28 14 B	B Developer Sunderland (Central South 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  Concern about cumulative effect of this and surrounding		14 20		0 50		Y (6-10 year	Site linked to the redevelopment of Holmeside.  Site is within the setting of the potential World Heritage Site and could affect the candidate SIV WHS.  Site is within 250m of a landfill site and site investigations will be required for stability and possible contamination issues.
Wearmouth Hall site, Chester Road, Iand to rear of existing - Wharncliffe  Street  Wharncliffe Street  Marncliffe Street  Marncliffe Street  Marncliffe Street  Marncliffe	38 19 B	Sunderland (Central University of Sunderland) Millfield Sunderland	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		19		0 19	o	Y (6-10 year	Access issues

ite Ref. Site Name	Map Street Ref:	Area Site (HA) Capacity	Houses Complete Approval Date	Greenfi	ield/ field Planning History	Status/ Source	LDF Sub Ar	eas ARF Name	Ward	Site owners	hip Category 1	Category 1 & (there are category 1 sites)	2 no General Site Comments		2013/14	empletion rates	2015/16 201		ears Supply 18 2018/19	2019/20 202	20/21 2021/22	11-15 year		2025/26 2026/27	Deliverable 1		Capacity breakdow		urrently is the	site Is the developable	site Comments from Stakeholders Consultation	Key Event 2011 Update comment
Bonnersfield, land at Palmers H Road	- lill Palmers Hill	1.03 46		В		Develope	Sunderla Pr North	nd North	St Pete	University ers Sunderla	of	Open Spac	There is restricted acc residential use. There need to consider how it in with the St Pe Bennersfield Mast I Adjacent to candidate Heritage Site	is a will tie ters / erplan.								30	16		o	0	46			Y (11-years)	Probable use of site University Campus. 15 within area of V Heritage Site.	Site
Forster Building Chester Road	g, Chester Road 6L	0.57 26		В		Develope	Sunderla er South	East nd (Central Sunderla	nd) Millfield	Universiti			The cumulative effect of housing development in area may result in extra 1 places, the need to cons \$106 funding could be considered. Site in open November 2008 by Univ but surplus to educations requirements, only one vehicular access from Cl Street. There are concer about the air quality and quality as well as the cumulative effect of trafficongestion on Chester R Thogsets within the Unil land disposal programme.	the school der sation ersity, al sanny en sonoise coold.								26			o	26	0			Y (6-10 year	5)	
Technology Park, Chester							Sunderla	East nd (Central		Universit			Site in operation Novemt 2008 by University, but it become surplus as Unive upgrades its business of ensure market demands one vehicular access fro Chester Road. The cumeffect of housing develop in the area may result in school places, the need consider S106 funding fe extra places. Other conc about the air quality and quality as well as the cumulative effect of traffic.	kely to easity fer to only mulative ment extra o or any terms noise														ı			Site is adjacent to the University Campus,	
90 Road Priestman	Road 6M	0.67 33		В		Develope	er South	Sunderla East nd (Central	nd) Millfield	d Sunderla			congestion on Chester R The cumulative effect of housing development in area may result in extra splaces being required. The ed to consider \$106 to for any extra school plac The site is within the "Bishopwearmouth"	the school he inding es.											0	0	0		33 N	N	access issues  Access issues and	
91 Green Terrace  Manor Quay an Wearbank House, Charle	Terrace 6M  and  es Charles	0.27 14		В		Develope	Sunderla	Sunderla	nd) Millfield	University Sunderla  University Sunderla	nd of	Archaeologica Site	Conservation area and is potential archaeological:  Adjacent to candidate Heritage Site, this needs considered when ass I development. There is cover road noise issues.  Concern with the cumula	World s to be essing oncern									12		0	0	12		14 N	Y (11-years)	physical constraints o site  Site adjacent to W Heritage Site, owner 15 issues, site not avail until 2018 - 2022	/orld ship
Hind Street/Hope Street/Silkswort 21 Row Site	th Silksworth Row 6M	0.85 34		В		OB	Sunderla South	East nd (Central Sunderla	nd) Millfield	Private / Council			effect of this and surroun schemes - possibly a ner school or expansion of e schools would be needed now proposed for Hotel development  The cumulative effect of housing development in- area may result in extra s	w xisting d. Site											0	0	0		34 N	N	Sunderland University has an interest in the for education related development.	
Waterworks Road	Waterworks Road 6M	0.37 19		В		ОВ	Sunderla South	East nd (Central Sunderla	nd) Millfield	University Sunderla	r of nd		places and the need to consider S106 funding to extra school places. Site within the university land disposal programme.	r any is				19							19	0	0		Y (1-5 ye	ars)		Change in market, Univers undertaking a review of the land portfolio in 2011
Johnson Street Scotia Quay,				В		OB Develope	South er-Sunderla	East nd (Central	nd) Millfield	d Council			effect of this and surrour schemes - possibly new or expansion of existing schools would be needer Access problems with this Difficult area, busy road, environmental issues. T development is dependa Vaux and Farringdon Ro being completed.	ding school d. e site. his nt on								2	3		0	0	23			Y (11-15 years)	Possible social housing	Potential Local Housi Company site
	Low Street 5N High Street		00/04/0		08/04562/FUL, 07/03159/LBC,		Sunderla	East (Central				conservation	Grade II* Listed Building within "Old Sunderland"	and			10			45					10		0		Y (1-5 ye			Planning approval for
Bonner's Fiel	East 5N	0.34 15	Decision		07/03160/FUL		Sunderla					Archaeologica Site No designated	n- Site within the propos	ed St			6-	05		15						15	0		V (4 5 ) ;		Previous business within vicinity of proposed World Heri	the
Gillbridge Police Station			pending	В	07/02932/SCO		Sunderla	East nd (Central		Northumi Police Authority	ria	Open Space	Peters Masterplan area.				25	25					2	5	25	0	25		Y (1-5 Ye	Y (11-15 years)	site.	Site release dependant up development of the proposi justice centre at Farringdo Row.
Sunniside, North East Sector - Lambton Street	th West Wear	1.70 40	23/10/0		06/02784/FUL (expired)		Sunderla South	nd East		n Council			Commercial and apartme mix. Sites within the Sunniside SPDF	ent							40				0	40	0			Y (6-10 year	s)	
Sunniside, Central Area - 178 - 185 High Street West	Sanns Street 5N	1.71 62	21/05/0	08 B	08/00905/SUB (expired) 06/01277/FUL	Develope	Sunderla er South	nd East Sunderla	nd Hendoi	n HCA			Sites within and subject t Sunniside SPDF	o the				62							62	0	0		Y (1-5 Ye	ars)		
Sunniside, 31 Nile Street (South)	Coronation Street 5N	1.28 16	01/03/0	)7 B	(expired), 07/04503/FUL (expired)	Develope	Sunderla er South	nd East Sunderla	nd Hendoi	n Council			Sites within and subject to Sunniside SPDF	o the					16						0	16	0			Y (6-10 year	s)	Change in Plannii Appilication
Sunniside, Tavistock Gateway - Hudson Road Sunniside,		0.85 30		В				Sunderla	nd Hendoi	n Private			Sites within and subject to Sunniside SPDF Sites within and subject to Sunniside SPDF. 17 fam	o the ily 3/4				30							30	0	0		Y (1-5 Ye	ars)		
Sunniside,	Street 6N Borough	0.04 17	03/10/0			Develope	Sunderla	Sunderla nd East					bed units, 65% social rer ownership Sites within and subject t	ited					00		17				0		0			Y (6-10 year		Change in Planning application
94 Borough Road Sunniside, Tatham Street				В		Develope	er South er Sunderla South			n Private			Sunniside SPDF  Sites within and subject to Sunniside SPDF	o the					20						0	20	0			Y (6-10 year	s)	

																	Anticipated A	Annual Comp	letion rates 1-5 years		6-10 years Suppl	у			11-15 years St	Supply					Capacity brea	kdown					
Site Ref. Site Name	Street	Map Area	Site Capacity	Houses Complete Ap	proval Date	Greenfield/ Brownfield	Planning History	Status/ Source	LDF Sub	Areas AR	F Name	Ward	Site ownership	Category 1	Category 1 & 2 (there are no category 1 sites)	General Site Comments	2012/13	2013/14	2014/15 2015/16	2016/17	2017/18 201	3/19 20	019/20 2020/21	2021/22	2022/23 2	2023/24 2	024/25 2025/	26 2026/27	7 Deliver	rable 1-5 Develop	pable 6-10 Developal	ble 11-15 Po	Not developab	currently is the deliverable	site Is the developable	site Comments from Key Stakeholders Consultation Event	2011 Update comment
Central Sunderland				<u> </u>													<u>'</u>		<u> </u>			<u> </u>	<u> </u>				<u> </u>			•	<u> </u>		<u> </u>				
194 - 197 High <b>450</b> Street West	High Street	5N 0	05 12	16	5/02/2011	В	11/00507/SU	B FIII	Sunde	rland Ea	ast underland	Hendon	Private			CoU to provide 2 office units a ground floor and 12 residential units on ground, first and second floors and to include external alteration	t	12												12 0	0			Y (1-5 vea	re)		CoU to provide 2 office units a ground floor and 12 residentia units on ground, first and second floors and to include external alteration
	1		1953															· · · ·						1										. ( )	-/		
																	0	12	80 6	0 31	1 370	321	247 107	7 138	53	136	37	0	0 5	68	1183	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	0		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 arrange 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	

						Anticip Syears	sted Annual Completion Rate	1-	6	6-10 years Supply	11-15 years Sup	oply			Сар	eacity breakdown					
Site Ref. Site Name Washington	Map Street Ref:	Area Site House (HA) Capacity Comple	s te Approval Date Greenfield/ Brownfield	Status/   LDF Sub Areas   ARF Name	Ward Site ownership Category	Category 1 & 2 (there are no Category 1 sites)  Category 1 & 2 (there are no Category 1 General Site Comments 2012/13	2013/14 2014/15	2015/16 20	016/17 2	2017/18 2018/19 2019/20 2020/21 2021/22	2022/23	2023/24 2024	2025/26 2026/27	Deliverable 1-5	Developable 6-10	Developable 11-15	Not cu Post 15 developal	rently is the site	Is the site developable Const	nents from Key holders ultation Event	2011 Comment
276 North Hylton	Washington Road 3H	22.20 333	G	Developer Washington Washington	Washington North Private	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, \$106 funding may be required to provide for any additional Green Belt school places.								0	0	0	333	N	N Gree	enbelt	
Wilden Roa Pattinson - Statio 287 Road		5.26 80	В	Developer Washington Washington	Homes and Communities East Agency	Existing and occupied industrial estate, potential ownership or lease problems. Education concerned that there may be a need to extend existing provision.								0	0	0	80	N	the Lanc for emp purp than hous Desi for land SWT revice	identified within Employment I Review 2009 retention for loyment loyment loyses rather release for sing. gnated in UDP Employment Washington Washington Washington Signey will be wed 2010 - 5 when the acity will be lowed.	
East of Pattinso Road and South Sewage Work 288 Site 2, land to	of s Pattinson	2.13 45	G	Developer Washington Washington	Washington East Private	Site is within the Greenbelt and has consent for industrial development. Site is to be retained following information from the Sunderland Employment land Review (September 2009). Sewage works on the site, could be subject to contamination due to previous land uses  The cumulative effect								0	0	0	45	N	Dep gree emp revie	enbelt. endent on inspace and loyment land is, GNF and ife corridor	
Usworth Hous 298 Farm, land at	ie Peareth Hall Road 4C	26.91 403	G	Developer Washington Washington	Washington West Private	of housing development in the area may result in extra school places and the need to consider \$\$S106\$ funding for any extra school places. There is an archaeological site to the north of the site - approx 20% of site area.  Cumulative effect of								0	0	0	403	N	N Gree	enbelt	
Peareth Hall Farm 299 Peareth Hall Road	n, Peareth Hall d Road 4C	2.83 45	G	Washington Developer Washington West	Private	housing development may result in a requirement for extra school places and the need to consider S106 funding for any 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								0	0	0	45		Gree	enbelt	
Springwell Trumeeting house	e, Peareth Hall	0.89 24	В	Developer Washington Washington	Washington West Private	means from an educational perspective a possible new school will be needed. Site is archived landfill.  Site within the Green Belt. The cumulative effect of this site and								0	0	0	24	N	will 2010 the	thington SWT be reviewed 0 - 2015 when capacity will be ewed.	
Usworth Hous Farm, land at 353 Highbury Avenue	- Highbury	14.75 221	G	Developer Washington Washington	Washington West Private	other areas surrounding Springwell Village means a new school may possibly be needed. Site affected by TPO 22  Site within the Green Belt. The cumulative								0	0	0	221	N	N Gree	enbelt	
Warren Lea, lan rear of - Springwe 354 Road	d Ill Springwell Road 4B	0.82 25	G	Developer Washington Washington	Washington West Private	effect of this site and other areas surrounding Springwell Village means a new school may possibly be needed. Site affected by TPO 22 Washington SWT will								0	0	0	25	N	the Was will 2010 the	of site is within Greenbelt, thington SWT be reviewed 0 - 2015 when capacity will be ewed.	
Former Uswort Comprehensive 359 School Site B	Stone Cellar	3.91 110	В	Developer Washington North	Washington council / Private	be reviewed 2010 - 2015 when the capacity will be reviewed.				30 20 20	20	30		0	70	50			Y (6-10 years)		Mixed use development including B1, B2, B8, A1, A2, A5 retail uses and 95 houses, public
Pattinson Road and south of  Units 1-22 Swa (North) Industria Betate	Road 7E	6.30 95	06/01/2011 G	10/03726/HYB UC Washington East  Developer Washington Washington Washington	Hellens Development Limited Private  Washington East Private	Full approval for a hybrid application including 95 residential units and retail  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	30	30 34	:5					95	0	0	22	Y (1-5 Years)	Emp N Site		realm and car parking. Possible re-location of the A1 & A2 uses. Planning Appn 10/03726/HYB

					Cas	egory 1 & 2 (there	Anticipated Annual Com Syears	Diction Rate 1-		6-10 years Supply	1	11-15 years Supply			Capacity brea	akdown			Comments from Key	у
Site Ref. Site Name Washington	Map Area Site Street Ref: (HA) Capacity	Houses Complete Approval Date Greenfield/ Brownfield	Status/ Planning History Source LDF Sub Areas ARF Name	Ward	Site ownership Category 1 site	egory 1 & 2 (there no Category 1 es)	General Site Comments 2012/13 2013/14	2014/15 2015/16	2016/17	2017/18 2018/19 2019/20 2020/21 2021	1/22 2	2022/23 2023/24 2024/25 2025/26	2026/27	liverable 1-5 Deve	lopable 6-10 Develop	Post 15	Not curren developable	ly is the site is developed	the site Stakeholders clopable Consultation Event	2011 Comment
23 Edison Road (works depot), Swan (North) 370 Industrial Estate	Edison	В	Developer Washington Washington	Washington East	Private	6 6 7 8 8	The cumulative effect of housing development in the area may result in the requirement for extra school places and the need to consider S106 funding for any extra school places							0	0	0	16	N N	Employment land. Site occupied	
East of Sulgrave 401 Road, land at	Sulgrave Road 5F 11.97 180	G	Public Suggestio ns Washington Washington	Washington North		NCI and reenbelt								0	0	0	180	N N	Greenbelt, ownership constraints	
Crowther Industrial Estate, land at - 402 Brockwell Road	Brockwell		Public Suggestio ns Washington Washington	Washington	Private	ļ	Previous industrial use and small archaeological site.							0	0	0	123	N N	Employment land, ownership constraints. The highways impact will be greater than 30 two way trips - further assessment of potential impacts required.	n - t
402 Brockwell Road	0.15 125	В	is wasnington wasnington	West	Sir	te within Flood ne2 & 3a from											123		Employment land,	,
West of Waterloo Road (Sulgrave Industrial Estate) , land to		G	Public Suggestio ns Washington Washington	Washington North	the Bu de	e Usworth urn and esignated open ace	The site is affected by TPO 87 The cumulative effect of housing							0	0	0	45	N N	ownership constraints. Site occupied Flood Risk	Revised site comments
Green Belt Land at Golf Course (George Washington Hotel) - Stone Cellar 405		G	Public Suggestio ns Washington Washington	Washington West/ Washington North	de	reenbelt and resignated open S	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	280	N N	Greenbelt	
Bentall Business Park, land at - 406 Tower Road	Tower Road 5E 4.41 66	В	Public Suggestio ns Washington Washington	Washington North	Private	, i	A waste site is included in this site							0	0	0	66	N N	Employment land, landfill site possible contamination and stability issues need to be investigated	i e d d
Milton Place, Mount Lane, 407 Springwell		G	Developer Interest Washington Washington	Washington West		reenbelt and r	The cumulative effect of housing development in the area may result in the requirement for extra school places and the need to consider S106 funding for any extra school places							0	0	o	176	N N	Greenbelt issue has to be resolved through the LDF Core Strategy process, landfill site possible contamination and stability issues need to be investigated	
North and Rear of Windsor Terrace, 408 Land at	Windsor Terrace 4B 1.77 27	G	Owner Washington Washington	Washington West	Private		The development of the site will be dependant upon the designation of the 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 STSIG funding for any extra school places							0	0	0	27	N N	Greenbelt issue has to be resolved through the LDF Core Strategy process, landfill site possible contamination and stability issues need to be investigated	= v = = t
					Gı Ar Si	een Belt chaeological ( te Major)	Green Belt Archaeological Site Major settlement													
Uplands Way, 415 Land to North	Uplands Way 4B 1.99 45	G	Developer Washington Washington	Washington North	br	ttlement I eak, open t untryside	break, open							0	0	0	45	N N	Green Belt Major settlement break, open countryside	
Low Mount Farm,	Springwell Lane,			Washington	for	reenbelt, rmer landfill e, previous													Green Belt former	
	Springwell 3B 1.19 35	G/B	Developer Washington Washington	North	Private ind Gr Ar Si se	dustrial use reen Belt chaeological te Major ttlement eak, open								0	0	0	35	N N	landfill site	Green Belt. New Site
424 Springwell	Lane 4C 7.03 110 Crowther	G	Developer Washington Washington		Private co	untryside								0	0	0	110	N N		Green Belt New Site
	Industrial Estate 6B 4.96 70 Emmerson	В	Developer Washington Washington	Washington South Washington	Private inc	art of major dustrial area oen Space,								0	0	0	70	N N	Part of major industrial area  Open space playing	New Site
Silverstone Road	Tce 0.32 10			South Washington	Gentoo Pi Grint Tr pc att iss	aying Fields reenfield site corporating ee Belt, ssible noise tenuation sues from orthumberland				10				0		0		Υ (	Noise issues from	New Site  Site allocated for B1 uses offices, light industry, R&D. and open space to south of site. Site marketted
	Road 0.45 10	12/03/08 G	07/05335/FUL Developer Washington Washington 11/03442/FUL (decision		HCA W	ay A183				10				0	10	0		yea	Way, Tree Belt.	Application for 83
Teal Farm Lower 454 Plateau	Road 2.80 83	B 61	pending 12/12/11) Developer Washington Washington	Washington North	Private		72 60	5 30 205 219	30 175	18 123 59 30 30	30	20 30 0 0	0			50	0 2608	Years)		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					
			Ç.	apacity breakdo	wn				Comments from Key	
Site Ref.	Site Name	Deliverable 1-5	Developable 6- 10	Developable 11-15	Post 15	Not currently developable		Is the site	Stakeholders Consultation Event	2011 Update Comment
Sunde	Pennywell phases 2 to 6	60	42	0			Y (1-5 years)			Redevelopment of Pennywell - Phase 2 - Erection of 102 dwellings consisting of 8no 2bed bungalows, 30no 2bedroom houses, 40no 3bed houses, 12no 2bed apartments and associated works, including hard and soft landscaping and formation of new junction and other infrastructure works to Chester Road and stopping up of existing highway and footpaths. Application withdrawn due to uncertainty of Kickstart 2 funding from central government.
117	Dawson and Usher works	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)		Not suitable due to	Mature trees to be retained.
152	Burdon Village, Burdon Lane	0	0	0		55	N	N	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	
159	Arms, land adjacent to - Durham Terrace, Silksworth	0	12	0				Y (6-10		
139	East of Silksworth Lane - Dene		12					years) Y (6-10		
160	Street  Amberley Street and Harrogate Street, land at -	0	32	0				years)	Site is within the Back on the Map ownership	Potential development by Tees
163		0	115	0				years) Y (6-10	and area	Valley Housing Association
168	Prospect Row	0	36	0				years)		Development of site is dependent
169	Covent Garden, Cork Street	0	12	0				Y (6-10 years)		upon funding which is not available
171	Former Pallion Station site	0	0	0		16	N	N	Designated open space	
183	Ashburn House, Ryhope Road	26	0	0			Y (1-5 years)		The site has some listed buildings which will be retained and is within a conservation area	The University is undertaking a review of its land portfolio.
186	University Precinct, Chester Road Clanny House,	0	40	0				Y (6-10 years)		Change in market, University undertaking a review of the land 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	<b>,</b>
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>										

																								Page																				Master Copy Mar	CIT 2011 Opuates
Site Ref. Site Name Coalfield	M: Street Re	lap Area lef: (HA)	Site I-	Houses Appromplete Da	roval Gree	enfield/ P wnfield H	lanning istory	Status/ L Source A	LDF Sub Areas	ARF Name	Ward	Site ownership C	Category 1	Category 1 & (there are i category sites)	i 2 no 1 General S	ite Comments	Antic		nual Compl	2014/15	1-5years 2015/16	2016	6/17	6-10 years S 2017/18	2018/19	2019/20	2020/2	1 2021/	/22 2	1-15 years Su 022/23	upply 2023/24	2024/25	2025/26	2026/27	Deliver	De able 1-5	Cap evelopable €	Developable	Not curren	tly Is the s deliverable	ite Is the developab	Comi site Stake	nments from Ke eholders Consultation nt	2011 U	pdate Comments
High Dubmire, Phase 1 2, Mulberry Way Davenport School, Old	Way 12	2F 3.37	125	107 27/02 53 28/11			3/00710/LEG 6/01897/SUB	nc c	Coalfield (Coalfield (	Coalfield Coalfield	Houghton Copt Hill	Gentoo			Sita under	construction		19																	19	0		0		Y (1-5 Years	;)			Site under construction A	April 2011 ompleted November 2011
Former Flighters Pub, 6 West Lea East of Windermere	West Lea 10	0G 0.05	11		8/05	В 0	5/00369/FUL	UC C	Coalfield (		Shiney Row Shiney	Private				construction								5											0	5		0		1 (10 1001	Y (6-10 yea	ars)		Under construction	mpicioa rioranisar 2011
31 Crescent  Robertson Yard,	Crescent 10		80				7/03808/FUL				Row	Private		Archaeologica		Construction		8																	8	0		0		Y (1-5 Years	5)	Enlar	rged site areas and	Revised site area and ca	ouses complete January 2012 pacity. Single point of access
32 Station Road, Penshaw Over the Hill Farm, 35 Durham Road	Durham	F 1.21 1H 1.14	10	9 01/05	9/07 5/07		6/01708/SUB 7/01420/SUB		Coalfield Coalfield C	Coalfield	Row Copt Hill	Private Private		Site 70% Greenbelt	Under Cor	struction		1						15	12										1	0		0		Y (1-5 Years	Y (6-10 yea	ars) increa	eased capacity	Should serve entire site Under Construction 9 hor	uses completed March 2012
Former Lambton												Homes & Communities Agency/ Barratt developer/		Archaeologica	al																														
Cokeworks Site "Elba 61 Park"		1E 21.01	359	21/02/ 26 10/10/	2011, /2010	B 0:	0/03923/FUL, 9/04769/FUL	uc c	Coalfield (	Coalfield	Houghton	BDW Trading		site 50% Flo	od Phase 1 2% construction A S106	has been	agreed	14 20	0	30	30	30		40	40	40	35	24	2	5	10				124	17	'9	35		Y (1-5 years	)			pub on site. Site under o	
74 Murton Lane	Murton Lane 16	6J 14.08	371	33 23/04	4/10	G 0	1/03439/REM, 6/02209/FUL	uc c	Coalfield (	Coalfield	Hetton	Private			Stability issues po past indus	he council a nof developers and contar ssible from p trial uses, a d be required	ination revious ask top	18 25	5	25	25	40		40	40	40	40	40	11	0					133	20	10	10		Y (1-5 years	)			Site under construction I completed.	March 2012, revised build rates
Halliwell Street and 75 Brinkburn Crescent	Halliwell Street 12	2G 1.16	38			В	ı	UDP C	Coalfield (	Coalfield	Houghton	Council		Car Park 30%	line acros tanks, coa	ility, geologic is site, unde il tars, heavy oxides prob	al fault ground metals								20	18									0	38	ı	0			Y (6-10 yea	Stabil	ility and contaminatio		
76 West of Lyons Avenue	Avenue 16	6l 1.97	42			G	ı	UDP C	Coalfield (	Coalfield	Hetton	Council				site, reduced									22	20									o	42	!	0			Y (6-10 yea	ars)		Revised site comments.	Local Housing Company site
Easington Lane Primary School 86 Building	17	7J 1.27	30			В	1	UDP C	Coalfield (	Coalfield	Hetton	Council			Access is turn is acc Court	via site 146 v essed by Coth	hich in erstone				15	15													30	0		0		Y (1-5 years	)				housing area. School demolishe 6 which in turn is accessed
Dubmire Primary School, Britannia Terrace	Britannia Terrace 13	3F 0.30	15			В	I	ISHL C	Coalfield (	Coalfield	Houghton	Council			developme result in th school pla	ent in the are e requirement ces and the 106 funding.	a may of extra										15								o	15	i <u> </u>	0			Y (6-10 yea	Acces owne	ess issues, potentia ership issues		
Windsor Crescent, Racecourse Ph 4, Hall 199 Lane	Hall Lane 13	3H 3.69	123	72 01/03	3/09		8/04694/FUL, 8/03952/FUL	UC C	Coalfield (	Coalfield	Copt Hill	Gentoo				r construction and family h		22 29	9																51	o o		0		Y (1-5 Years	s)	Plann	ning application not take	October 2011, remainder	8 extra care homes completed r to be completed over 2 years.
Starks Builders yard, 110 Hunter Street	Hunter Street 10	0F 0.52	25	19/03 EXPII		В 0-	4/00448/OUT	Developer C	Coalfield (	Coalfield	Shiney Row	Private		Archaeologica site 20%	al									25											o	25	i	0			Y (6-10 yea	up,	now lapsed, Builder chant still in operation Fel	3	
Land at Neil Street and 111 the Bat Cave	Neil Street 16	6J 1.61	72	24/05/ 29 01/04/	2011,	1 G 0	1/00360/FUL, 8/00030/FUL	uc c	Coalfield (	Coalfield	Hetton	Private / Bett Homes		Designated open space 5°	developme result in th	ative effect of ent in the are e requirement ces and the 106 funding.	a may of extra eed to	25 18	В																43	0		0		Y (1-5 years	)	for v	e may be a capacity issu- water treatment in this	Substitution of house typ	29 houses completed, March 201 es and realignment of car parking artment block and 2 bed hous
						0	ite included ithin the referred lptions of							Designated	expected capacity 6 homes exp the Hettor	capacity is 1 130 demolition dwellings. Ex ected, the pro-	ns net ra care ision of s route																											of Extra Care programme Up order required, new a	Local Housing Company site, pa e. Existing layout and/or Stopping ccess road from Hetton Road
Broomhill Estate Phase 112 1 and 2	14	4H 3.89	6				etton Downs PD AAP	Developer C	Coalfield (	Coalfield	Copt Hill	Gentoo		open spa 15%	Green Be	elt issues w	h the	-40 -4	10	-50	45	33		58											-52	58	ı	0		Y (1-5 years	)	There	e may be a capacity issu	site.	ce the development capacity of th
Site of Herrington Workingmen's Club Holmelands, land adjacent to - Hawthorn		0G 0.42	14			В	I	Developer C	Coalfield	Coalfield	Shiney Row	Private		Designated Open Spa	resolved	of the site hav	e to be								14										o	14	<u> </u>	0			Y (6-10 yea	ars) locati	water treatment in this	access from Langley Stre	ation for Extra Care Home. Impro eet required Existing highway and/or stopping
115 Street	Street 12	2G 5.75	120			В	ļ	Developer C	Coalfield (	Coalfield	Houghton	Gentoo		20%	gentoo ow	west end	of site	-6 5		30	30	33		28											92	28	<u> </u>	0		Y (1-5 Years	5)			up required.	
Block Roy Road load of	Diagle Day					eı	7/03641/OUT rection of 97 -							Designated	adjoining l dismissed cumulative developme result in the school pla	Black Boy Ro on appea effect of ent in the are ne need for access and \$106	nd was The lousing could ditional unding																									floodi	n space and surface wate ding issues. NWA an stigating the capacity for or treatment in the coalfiel	e r ii	ected on an extended site (March
Hetton Moor House,	Road 13	3F 5.50	160			G a	ismissed on ppeal	Developer C	Coalfield (	Coalfield	Houghton	Private Yuille		орен ора 20%	No access through cu No maj	supply extra te linked with s , would have irrent resident or implication	o drive	30	)	30	30	30		40											120	40	<u> </u>	0		Y (1-5 Years	s)	intrus and a	sion into open countrysid access issues, There may capacity issue for sewerag	2012)	ected on an extended site (ivializi)
Land to rear of - 129 Seymour Terrace	Seymour Terrace 16	6.49	117			G	I	Developer C	Coalfield (	Coalfield	Hetton	Private			school car No access	Easington be extended. Would have	o drive																		0	<u>o</u>		0	117	N	N	in	this location		
Elemore Golf Club, land adjacent to - 130 Pimlico Road	Pimlico Road 16	6l 3.51	58			G	I	Developer C	Coalfield (	Coalfield	Hetton	Private			No major education, school car	rrent resident or implication Easington n be extende e Gre site	n for Lane I. open																		o	0		0	58	N	N	intrus and a be a o in	sustainable location into open countrysid access issues, There may capacity issue for sewerag this location	9 9 -	
Southern House Farm, 131 land at - North Road	North Road 14	4H 1.33		08/41	1/10	B/G 11	0/02420/FUL	EIII C	Coalfield (	Coalfield	Hattan	Private		Flood risk	have been	nd flood risk mitigated, sit for 8 "ex	to be																							V /4 5 Vacus		and site w	of site within flood zone developable, remainder c within flood zone 3b. There he a capacity issue for treatment in this location.	f 9 7	o avoid flood risk. Full permission
Football pitch, Colliery	Colliery Lane 16		0	0.01	1710	G	0024201 OL	0	Coalfield (			Fire Service /		3070	Ownership need to transferred new stati	and access be resolved to Fire Ser on and con ruary 2011	Site ice for	0																	0			0		N N	N	site.	ership issues, Covenant or There may be a capacit e for water treatment in this tion.	Site transferred from Bov	wes Lyons to Fire Service and Bo
138 North Road, land at	North Road 14	4H 31.77	300			(d pr 0: re di	1/02362/OUT decision ending), 2/00110/OUT sidential evelopment - /ithdrawn	Developer C	Coalfield (	Coalfield	Hetton	Private		SNCI 10° Flood risk : 5%	Education extension provision/e Access highways DFT will t %, require fur	settlement issues - to isstablish new issues on network, fundi ie unlikely. wh dding from de critical drainal	ossible current school. current g from ch will reloper.																		0	0		0	300	N	N	due to chang Bogs by a S to th settle issue- infras may water	is not suitable or achievabl  to: Exacerbate flood risk an  get hen ature of Hetto  SSSIs. The site is bounde  SSSI to the north and SNC  he east. It is within is  ement break and acces  se with a need for  structure provision. Ther  be a capacity issue for  treatment in this location  ntial critical drainage area.		
South Lodge Farm, 139 North Road		5H 10.40	156			O: re di	2/00110/OUT sidential evelopment irthdrawn				Ы	Private			Open Co settlement issues -the need to ev or establis are also a from DFT would the 3a from deve	untryside. W break. Ec rer may possit tend current p h new school coess issues, will be unlik refore require joper. Slopes o	hin a ucation ly be a ovision There unding ly and unding ownhill																						166			is wi devel exacces capac treatn Highw that t devel others an im Netwe assess	currently developable site, ivithin a settlement break lopment of this site wis retrable flooding and there as ses issues. There may be set incity issue for waterment in this location. The ways Agency are concerne the cumulative effect of the lopment of this site an rs in the locality could have appeared to the Strategic Rosework of the A690, furthe sament of potential impact to the Strategic Rosework of the A690, required to the same of the A690 for required the same of the A690 for required the same of the A690 for the A690 for the A690 for the A690 for required the A690 for the A6		
139 North Road  140 Hazard Lane, land off			97			O: re de VV	2/00110/OUT ssidential evelopment -/ithdrawn 3/01735/OUT efused	Developer C				Private		Flood risk 10%	Open Co settlement issues -the need to ex or establis are also a from DFT	untryside. W. break. Ecore may possit tend current p th new school ccess issues, will be unlik refore require oper.	hin a ucation ly be a ovision There unding																		0	0		0	97	N	N	count and achie incurr provis	suitable as within ope tryside, settlement brea access issues. No evable due to the cos rred by infrastructur ision	c t t	
Former Boys Club, 141 Lyons Avenue, land off	Lyons Avenue 16	6J 0.65	16			G	I	Developer C	Coalfield (	Coalfield	Hetton	Private		Allotment		issues, Gree excluded a		16	3																16	0		0		Y (1-5 Years	s)	provid	e for sewerage in this	Ownership issues and re Greenspace study found	estrictive covenant now resolved. low scores for allotments and not ne is not adopted and possible ss Gardens.

								Antic	ipated Annual Completion R	ato 1-5voare		Page 2				11-15 years	Supply		Cana	acity breakdown				Master Copy March 2011 Updates
Site Map Ref. Site Name Street Ref:	Area Site Hou (HA) Capacity Com		Planning	Status/ LDF Sub Source Areas ARF Name Ward	Site ownership	Category 1 si	ategory 1 & 2 here are no ategory 1	General Site Comments 2012			6 2016/17		2018/19 2019/	20 2020/3	21 2021/22	2022/23	2023/24 2024/25 2025/26 2026/27	Deliverable 1-5		- Developable 11-	Not currently	y Is the site Is	Comments from Keys the site Stakeholders Consultation evelopable Event	2011 Update Comments
Coalfield	(HA) Capacity Com	piete Date Brownield	History	Source Areas Arr Name Ward	Site Ownership	Category 1  s	tes) (	Seneral Site Comments 2012	2013/14 2014/	13  2013/11	2010/17	2017/10	2010/13	2020/2	2021/22	2022/23	2023/24 2024/23 2023/20 2020/21	Deliverable 1-5	0	TOST 13	developable	deliverable di		2011 Opuace Comments
Former Chilton Moor			07/05292/MN0	0																			Designated open space and playing fields. Costs issues with providing alternative open space. There may be a capacity issue	
Cricket Club, Black Boy Black Boy Road 13F	1.29 30	G	residential development		Private	D o	esignated pen space			30								30 (	)	0		Y (1-5 Years)	for sewerage in this location.  Suitable but concern for	
Lyons Cottage, land to Lyons 143 rear of Avenue 16I	0.61 25	G	04/01469/REM	M Developer Coalfield Coalfield Hetton	Private	А	llotment (30%)					25						0 2	25	0		Y	allotments located on 1/3 of site, several mature trees on site, potential for TPOs	
								The cumulative effect of housing development in the area could															Not suitable as it is a settlement	
							r s	result in the need for extra school places and the need to consider S106 funding. The site															break and would set a precedent. Site is within open space wildlife corridor and Great	
							1	s within a settlement break. There are trees on site (TPOs) and Sport England will have to be informed about the possible															North Forest. There may be a capacity issue for water treatment in this location.	
144 Coaley Lane Land at Coaley Lane 11G  Easington Lane	9.29 63	G		Developer Coalfield Coalfield Houghton	Private		i	oss of football pitches.  Access could be resolved by the										0 0	)	0	63	N N	Access issues, There may be a capacity issue for water	
Primary School Playing  146 Fields, School View School View 17J	1.68 40	В		Developer Coalfield Coalfield Hetton	Council		5	ohasing of this site together with site 86 in a Masterplan A council owned site, needs a				20	20					0	10	o		Y	treatment in this location.	Access should be via the now completed Cotherstone Court
Aster Terrace, land at Aster Terrace 11F	1.58 60	G		Developer Coalfield Coalfield Copt Hill	Council/ Church Commissioners	a si		council resolution for disposal. Access issues and ransom strip needs to be resolved					20 20	20				0 (	60	0		Y	There may be a capacity issue for water treatment in this location.	Potential Local Housing Company site
								The cumulative effect of housing															Public open space, access issues, servicing needed. There	
Land adjacent Newbottle Primary Houghton 150 School, Houghton Road Road 11G	0.41 12	6		Developer Coalfield Coalfield Houghton	n Council	D 0	esignated r	development in the area may result in the requirement of extra school places and the need to consider S106 funding.								12		0		12			may be a capacity issue for water treatment in this location.	
	0.41			Developed Council Council Troughton	Countri		,	Access issues, roundabout required on Murton Lane. Ground conditions needs										·	<u> </u>	-			There may be a capacity issue	
Forest Estate, Land at - High Street High Street 16J Downs Pit Lane, land to	4.15 120	В		Developer Coalfield Coalfield Hetton	Council / Gentoo	s <sub>i</sub>	esignated open i pace 10% cts as informal	nvestigation, potential market saturation.					40 40	40				0 1	20	0		Y	for water treatment in this location.	Potential Local Housing Company site
the North - Regent Regent Street 14l	2.64 80	G		Developer Coalfield Coalfield Copt Hill	Council / Private / HCA	o <sub>1</sub>	oen space 0%		30	30	20							80	)	0		Y (1-5 years)	for water treatment in this location.  Flood risk, landfill site - stability	Potential access issues, new road required linking Market Street and Downs Pit Lane. HCA interest
																							and possible contamination issues - employment land, poor access. There may be a	
							r	The cumulative effect of housing development in the area may result in extra school places and the need to consider \$106															capacity issue for water treatment in this location. The highways impact will be greater than 30 two way trips - further	
Houghton Road,						SSSI HettoniF	ood risk 3a	runding. Site is in a settlement break and in open countryside. Sloping site. Pollutant shown															than 30 two way trips - further assessment of potential impacts required	
181 Hetton, land at Hetton Road 14H	13.23 200	G		Developer Coalfield Coalfield Copt Hill	Private	Bogs 20% 3	D% &	and a former waste site.										0	)	0	200	N N		
			11/01612/OUT 09/04365/OUT				r	development in the area may result in the requirement of extra school places and the need to															There may be a capacity issue for water treatment in this location. The highways impact	
SIG Combibloc			Appeal R App/J4525/A/1 /2133345/NWF	Ref 10 F			2	consider S106 funding. Housing granted on Appeal February 2011 for 8000 sq ms															will be greater than 30 two way trips - further assessment of potential impacts required	71 dwellings granted on appeal Feb 2011. Timing of
Limited, Blackthorn Blackthorn Way 12F	4.83 200	25/05/2011, 12/02/2011 B	granted Fe 2011	OUT Coalfield Coalfield Houghton	Storeys;SSP			commercial floorspace and 71 dwellings.  Designated employment land	30	30	40	40 4	40 20					100	00	0		Y (1-5 years)		development to reflect developer views. Outline approval for 200 dwellings May 2011
							E	within settlement break. Employment land review states site to be retained for																
							5	employment uses. May be suitable for mixed use This and surrounding schemes would put pressure on Dubmire - and															Flood Risk, industrial land, landfill site, poor access. Major archaeologicalsite, there may be	
Lambton					Private /	2º a	ood risk 3a o 0% rchaeological F	education may need to extend provision at other schools. Pollutants could be present on															a capacity issue for water treatment in this location.	Land assembly issues due to a number of owners, site not
194 Lambton Lane, land at Lane 12E	9.28 160	B/G	Site include within the Preferred	Developer Coalfield Coalfield Houghton	n Council	11		the site.  The site is included in the Hetton		30	30	30 3	30 20	20				60	00	0		Y (1-5 years)		immediately available
Eppleton Primary School, land north of - 197 Church Road Church Road 14I	5.56 115		Options Hetton Down	of	Private /			Area Action Plan. Eppleton Primary School is up for review. There is a need for a new access	20	20	25	20						95	20	0		V (1-5 years)		Potential access issues new road required from Hetton Rd to
197 Church Road Church Road 141	5.56	8/6	DFD AAF	Developer Coamera Coamera Copt Hill	Council			uau.	30	30	35	20						95	:0			r (1-5 years)	No access to the site, adjacent to an SNCI, site needs servicing and the site is non designated	Market Street.
																							open space. There may be a capacity issue for water treatment in this location.	
Rutland Street, Hetton, Rutland Street 15H	0.42 12	G		OB Coalfield Coalfield Hetton	Private												12	0 0	)	12		Y	(11-15 years) TPO'd trees. There may be a	
Manor House, Station 235 Road, Penshaw Station Road 9F	1.45 40 :	2 B	08/01665/SUB 02/02421/LEG	B Shiney Coalfield Coalfield Row	NEDL	D O (2	5%)	Approval for 2 dwellings on cossible self build basis  Previous garage uses may		20	18							38 (	)	0		Y (1-5 years)	capacity issue for water treatment in this location.	2 dwellings completed on site
Penshaw Garage, Cox Cox Green			05/00767/SUB	B, Shiney			i i	require a desktop investigation into possible contamination and may require remediation of the																Outline application for 46 new dwellings including
236 Green Road Road 9F	0.48 46	22/10/10 B	10/02666/OUT		Private		\$	site before development.	20	26								46		0		Y (1-5 years)	Site is unsuitable due to greenbelt nature, being adjacent	associated accesses from Coxgreen Road.
North Farm, Warden Law Site 1, land at - 272 Gillas Lane Gillas Lane 12J	22.05 330	G		Developer- HADPD Coalfield Coalfield Copt Hill	Private	G		Concern with distance to schools due to the rural aspect.										0	)	0	330	N N	to a minerals safeguarding area and being in an unsustainable location	Green Belt
North Farm, Warden Law Site 2, land at - 273 Gillas Lane Gillas Lane 12J	6.22 95	6		Developer- HADPD Coalfield Coalfield Copt Hill	Private			Concern with distance to schools due to the rural aspect												0	95	N	Adjacent to minerals safeguarding area, adjacent to landfill, and is a greenbelt site and is therefore unsuitable	
North Farm, Warden Law Site 3, land at -				Developer-				Concern with distance to														N	Site is greenbelt, in an unsustainable location, and	
274 Gillas Lane Gillas Lane 12J  North Farm, Warden Law Site 4, land at -	7.16 108	G		HADPD Coalfield Coalfield Copt Hill		G	reen Belt	chools due to the rural aspect  Concern with distance to										0 (	)	0	108	N N	requires infrastructure to be built  Servicing needed, unsustainable	Green Belt
275 Gillas Lane Gillas Lane 12J	10.91 165	G		Developer Coalfield Coalfield Copt Hill	Private	G	reen Belt	schools due to the rural aspect										0		0	165	N N	location, greenbelt, waste site.  There may be an issue with water treatment in this area.	Green Belt
																							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	
Shiney Row Centre, Success 280 Success Road Road 10F	4.20 95	В		Developer Coalfield Coalfield Copt Hill	Sunderland College								35 30	30				0	15	0		v	these measures be brought forward in parallel with proposed	Development Brief available, site within Council disposal programme.
					-																		As detailed in the Appeal Statement March 2006, SoS and PINs stated there is not a	
																							suitable access, not a sustainable site, adverse impact upon the countryside and would	
			04/0055				s	Site was subject to an appeal,															make no contribution to sustainable communities. There are potential stability and	
Low Moorsley, land at Ennerdale 293 (Ennerdale Street) Street 16H	5.38 79	G/B	04/00551/OUT residential development Refused	T - Developer Coalfield Coalfield Hetton	Private		esignated t	the Secretary of State dismissed the appeal on the grounds of unsustainable location and the site's impact on the countryside.										0		0	79	N N	contamination issues. There may be a capacity issue for water treatment in this location.	
1011	1.5	3,3		, social			5	Site ownership issues. The cumulative effect of housing development in the area may															Site reserved for employment	
High Dubmire, land at - Mulberry 305 Mulberry Way 12F	0.73 18	G		Developer Interest Coalfield Coalfield Houghton	n Private		r	result in extra school places being required and the need for \$106 funding.										0 (	)	0	18	N N	uses. There may be a capacity issue for water treatment in this location.	Site on the alignment for the Central Route
Moor Burn House,	0.55 15	В	07/02222	Developer T Interest Coalfield Coalfield Houghton	n Privoto	P	art of site in ood zone 3a (0%)					15						0	5	0			Flood Risk. There may be a capacity issue for water treatment in this location.	
Princess Gardens, land Regent	0.55 15	B	01/03232/001	Developer	Private Private	(2	5	Site located within the Hetton Downs Action Area.			11	13						11	)	0		Y (1-5 years)	There may be a capacity issue for water treatment in this location.	Poor access  Change of market conditions
328         at (Regent Street)         Street         14I           Highfield Hotel,         Durham           329         Durham Road         Road         15G	0.35 11	B	05/00566/SUB (withdrawn)	B Developer	Private			Source with noise arising from proximity to A690.			11							0	)	0		N N	There may be a capacity issue for water treatment in this location.	
130	1 1	1 1 5	,umij	S.S. S.S. SOLITON   HOLDII			Į.	y	1 1				·				1 1				1	, ju		g

																	Page 3																Master Copy March 2011 Updates
Site Map Ref. Site Name Street Ref: Coalfield		Site Houses pacity Complete	Approval Greenf Date Brown	ield/ Plan field Histo	nning S	tatus/ LDF Sul ource Areas	ARF Name   Ward	Site ownersh	ip Category 1	Category 1 & (there are category sites)	i 2 no 1	icipated Annual Com 2/13 2013/14	2014/15	1-5years 2015/16	2016/17	6-10 year 2017/18	2018/19	2019/20	2020/21	2021/22	11-15 year	2023/24	2024/25	2025/26	2026/27	Deliverable 1-5	Caj Developable 10	Descrity breakdown  6-Developable 11- 15 Post 15	Not currenti developable	ly is the deliverable	site Is the site developable	Comments from Key e Stakeholders Consultation Event	2011 Update Comments
330 Philadelphia Complex Lane 10G	18.58 4	128	E	08/0 09/0 Refu	11425/FUL, 11426/LBC, 11187/Sub used for 304 I Ilings	eveloper sterest Coalfield	Coalfield Shiney	Private and Pri Council	art	site designat	Previous planning application ted refused. Revised application expected October 2011  The cumulative effect of housing		30	30	30	30	30	30	30	30	30	30	30	30	30	90	150	150 38		Y (1-5 year	rs)	release in 2009 Sunderland Employment Land Study  Application for a new planning permission to replace an extant	Planning Application refused May 2009. Revised build rates 2011. The extension to Steddon Way (Coaley Lane Philadelphia) is required.
Fletcher Terrace, land Lumley  333 at (Lumley Crescent) Crescent 11G	0.36 1	15	04/07/08	08/0 3 11/0	01433/FUL, 00395/EXT1 F	UL Coalfield	Coalfield Copt Hi	II Private			development in the area may result in extra school places being required and the need for \$106 funding.  The site is within a wildlife	15														15	0	0		Y (1-5 Yea	ars)	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		3		eveloper Coalfield	Coalfield Copt Hi	(Persimmon)			corridor and Great North Forrest.  This and surrounding schemes		20	20	20	15										60	15	0		Y (1-5 Yea	ars)	location.  Site area reduced to mitigate flood risk. Probable site access	Lingfield. Planning application expected (March 2012)
Front Street, Fence Houses, Land to the 340 east of Front Street 13G	1.80	48	E	3	E	eveloper Coalfield	Coalfield Hought	Private (Persimmon)			Inis and surrounding schemes would put pressure on Dubmire Primary School - education may need to extend provision at other schools.		30	18												48	0	0		Y (1-5 Yea	ars)	issues. There may be a capacity issue for sewerage in this location.	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 5	55	C	3	E	eveloper Coalfield	Coalfield Hought	on Private			This and surrounding schemes would put pressure on Dubmire Primary School - education may schools. Revised site boundary to avoid nature conservation area and floodrisk areas.  Set is in the Green Belt - the developer proposes to develop the site for residential mixed use			30	25											55	0	0		Y (1-5 Yea	ars)	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 4	150	C	3	Ι	veveloper Coalfield	Coalfield Copt Hi	II Private		Green belt	and the remainder set aside for environmental improvements. Adjacent to Newbottle conservation area. SPD states development will be resisted on this site. Newbottle Primary Schools is already full and difficult to extend - cumulative effect of this and surrounding sites could result in need for a new school. This and surrounding schemes would put pressure on Dubmire															0	0	0	450	N	N	Issues concerning non-	Green Belt
Chilton Moor Gardens 344 site 2 (Durham Street) Durham Street 13E	1.39	32		3	E	eveloper Coalfield	Coalfield Hought	on Private		Non-designate open space	Primary School - may need to extend provision at other schools. Contributions would be required to the extension of Coaley Lane. Infrastructure would require development	20	12													32	0	o		Y (1-5 Yea	ars)	designated open space, access issues, costs involved with infrastructure provision. There may be a capacity issue for sewerage in this location.	
Philadelphia Junction, and at (Philadelphia 349 (Lane) Philadelphia Lane 11G	5.78 1	150		6	ι	DP Coalfield	Coalfield Copt Hi	Church II Commissione		site	Newbottle Primary School is aireadyful and difficult to extend - cumulative effect of this and surrounding sites could result in need for a new school. Contributions to extension of Coaley Lane may be needed. Infrastructure development needed. Low lying site which is sife to be developed in all conjunction with C330 Philadelphia Complex. Site is within the Green Belt. Site is within the Green Belt.		30	30	30	30	30									90	60	0		Y (1-5 Yea	ars)	Issues with flooding and access and there may be a capacity issue for water treatment in this location. The highways impact will be greater than 30 two way titips - further assessment of potential impacts required.	
Newbottle Site 2, Land Sunderland 365 at (Sunderland Road) Road 11H	3.67 1	110	C	6	1	eveloper Coalfield	Coalfield Copt Hi	II Private		Archaeologica site 20	Newbottle Primary School si alreadyfull and difficult to extend - cumulative effect of this and surrounding sites could result in need for a new school. Site adjacent to School. Site adjacent to School. Site development will be resisted on this site. Adjacent to Listed all building. There may be possible or site of the site and agricultural use. Possible and agricultural use. Possible stability issues due to landfill site This and surrounding schemes would put pressure on Dubmire -															0	0	0	110	N	N	Not suitable due to being within the green belt, open countryside. Greenfield landfill site, stability issues and proximity to listed building. Cost implications involved with stability and contamination, therefore not achievable	Green Belt and access issues
367 Coaley Lane, Land at Coaley Lane 11G  Houghton Police 372 Station, Dairy Lane Dairy Lane 13G		55	C	3		eveloper Coalfield		Lambton Estates  Northumbria Police Authori	ity		may need to extend provision at other schools. Site is in a Settlement break and is agricultural land.  Ownership issues, Secretary Of ed State has acquired ownership of part of building.						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		19		3		eveloper Coalfield	Coalfield Shiney Row	Lambton Estates	iy .	building Flood risk 3a	The cumulative effect of housing						12									0	0	0	19	N	N	Ownership issues.  Not developable majority of site within Flood zone 3b (EA Dec 09). Site is beyond the urban area and within a settlement break.	
Chilton Gardens,								Lambton		non-designate	development in the area may result in extra school places and being required and the need for \$106 funding.																					Greenfield, adjacent urban area, achievability issues due to costs	
376 Chilton Moor Chilton Moor 13E  High Dubmire, Chilton  377 Moor, Land at Chilton Moor 13F		30		3		eveloper Coalfield eveloper Coalfield		Lambton Estates		designated op	The cumulative effect of housing development in the area may len result in extra school places ing being required and the need for \$106 funding.															0	0	0	30	N	N	involved with access.  Not suitable as designated open space, allotments and playspace.	Potential access issues
Newbottle Site 1, Land Sunderland at (Sunderland Road) Road 11G	53.80 8	307	C	3	E	eveloper Coalfield	Coalfield Copt Hi	II Private		Green belt 95 Archaeologica 5% conservation area 10%	Site is within the Green Belt. Newbottle conservation area SPD states development will be resisted on this site. Newbottle 15% Primary School is already full all and is difficult to extend - the cumulative effect of this and surrounding sites could result in the need for a new school. The cumulative effect of housing															0	0	0	807	N	N	Not suitable as within Greenbelt 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 1	18	14/03/01		11407/FUL ired) [	eveloper Coalfield	Coalfield Hought	Lambton on Estates			development in the area may result in extra school places being required and the need for \$106 funding.  The site is flood risk and has access issues. The cumulative effect of housing development in							18								0	18	0			Y (6 - 10 years)	Majority of site lies within Flood zone 3a. Settlement break,	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	C	3	Ε	eveloper Coalfield	Coalfield Hought	Lambton on Estates		flood risk zo 3a	the area may result in extra school places and the need to me consider S106 funding for any extra school places.  The site is high flood risk and has access issues. The															0	0	0	70	N	N	possible contamination and stability issues due to being located on landfill site. Therefore site is neither suitable nor 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 2	242	C	3	E	eveloper Coalfield	Coalfield Hought	Lambton on Estates			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.  The site is high flood risk and has access issues. The cumulative effect of housing development in the area may															0	0	0	242	N	N	Not suitable as within settlement break, open countryside. Adjacent bad neighbour (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 1	136	C	3	Ε	eveloper Coalfield	Coalfield Hought	Lambton Estates		flood zone (12%)	result in extra school places and the need to consider \$106 3a funding for any extra school places.  This and surrounding schemes would put pressure on Dubmire															0	0	0	136	N	N	Not suitable as within settlement break and open countryside	Flood Zone 3a, also site affected by the proposed Central Route
Sedge letch Site 3, 387 Land at (Blind Lane) Blind Lane 12F Ennerdale Street, Low Low Moorsley, Land at Moorsley 16H		28	C	3	E	eveloper Coalfield eveloper- DP Coalfield	Coalfield Hought	Lambton Estates Private		flood zone (12%)	would put pressure on busining Primary School - Education may need to extend provision at other schools - Site is subject to localised flooding and the atopography of the site may restrict development				22											0 22	0	0	28	N Y (1-5 year	N rs)	Not suitable as topography issues, within flood risk 3a, poor access and within settlement break.	Not suitable as topography issues, within flood zone 3a, poor access and within settlement break.

																Page 4																	Master Copy March 2011 Up	odates
										0-4	Anticipa	ated Annual Co	mpletion Rate 1	5years	6-10	years Supply	,			11-15	years Supply	/					Capacity breakdown							
										Category 1 & (there are n	2																					Comments from Key		
Site Ref. Site Name	Street	Map Area Ref: (HA)	Site Houses Capacity Complete	Approval Date	Greenfield/ Planning Brownfield History	Status/ Source	LDF Sub Areas	ARF Name	Ward Site ownership Category	category sites)	1 General Site Comments 2012/13	2013/14	2014/15	2015/16 2	2016/17 2017	7/18 2018	8/19 2019/2	0 2020/21	2021/22	2022/2	23 2023/	/24 2024	4/25 2025	5/26 2026/27	Deliverable 1	Develop 1-5 10	able 6-Developable 1 15	Post 15 de	ot currently is velopable del	the site is verable d	s the sit levelopable	Stakeholders Consultation Event	2011 Update Comn	ments
Coalfield																																		
											Not currently suitable as allocated employment land, site																					Not currently suitable as		
											is dependant on Employment																					allocated employment land, site		
											Land Availability Assessment October 2011, to be retained.																					is dependant on Employment 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																					impact will be greater than 30		
Estate, Sedgeletch	Sedge leto	tch									two way trips - further assessment of potential impacts																					two way trips - further assessment of potential impacts		
409 Road	Road	12F 11.26	190		В	Developer	Coalfield	Coalfield	Houghton Private		required.					30	30	30	30	30	40				0	120	70			Y	(6-10 years)	required.		
											The cumulative effect of housing																							
											development in the area may result in extra school places																							
Blind Lane, land to											being required and the need for \$106 funding. Possible erection																						Enquiry concerning the development	of site for 40 unit Extra
410 North of	Blind Lane	12G 0.71	40		G	Developer	Coalfield	Coalfield	Houghton Private		of Extra Care Homes			20 2	20										40	0	0		Υ (	-5 years)			Care Home	
Snippersgate, land at	st South Hetto	ton									Encroachment into the open countryside, Greenfield and poor																					Encroachment into the open countryside, Greenfield and poor		
411 (South Hetton Road)		17J 0.40	12		G	Developer	Coalfield	Coalfield	Hetton Private		access.														0	0	0	12	N N	N		access. Site within a settlement break,		
Rear of Bee Hive Put 417 Coaley Lane	b, Coaley Land Newbottle	ne, 11F 10.73	250		G	Dovolores	Coalfield	Coalfield	Private Durham Houghton Estates		Main settlement break, wildlife corridor, open countryside																	25	0			wild life corridor and Great North Forrest.		
	Markle		250		9	Developer	Coameid	Coallield	Houghton Estates																U	U	U	25	U IN					
Markle Grove, land to 422 East, East Rainton	o Grove, Eas Rainton	ast 1 14G 2.25	45		G	Developer	Coalfield	Coalfield	Houghton Private		Main settlement break, wildlife corridor, open countryside														0	0	o	45	N	N		Main settlement break, wildlife corridor, open countryside		
																																Site supports ISHL for high value		
											Site adjacent to urban area, within settlement break,																					housing. Site adjacent to urban area, within settlement break,		
Quarry House Lane, 421 East Rainton	East Rainto	ton 15G 0.76	15		G	Developer	Coalfield	Coalfield	Hetton Private		strategic footpath and Great North Forest														0	0	0	15	N			strategic footpath and Great North Forest	New Site, possibly affected by the He	itton By-pass
Market Place,					6				THURST THURS		Main settlement break, open																	ı.				Site adjacent to urban area,		
423 Houghton	Market Plac Electric		65		G	Developer	Coalfield	Coalfield	Houghton Private		countryside														0	0	0	65	N	N		within settlement break	New Site, potential access issues	
Electric Crescent 425 Allotments	Crescent Philadelphi		14		G	Developer	Coalfield	Coalfield	Private Church Houghton Commissioners	Allotments Open Space	Allotments Open Space														0	0	0	14	. N			Allotment gardens, open space and access issues	lew Site	
	Footore		8		В	D	015.11	Coalfield			Site within the short term gentoo																		V. (	5)			New Site linked with Extra Care scher	440
430 Eppleton	Eppleton Easington		8		В				Houghton Gentoo		renewal programme			8											8	U	U		Υ (	-5 years)		Gentoo renewal scheme		me 112
437 Forest Lane land at	Lane	17K 0.46	14		В	Developer	Coalfield	Coalfield			Site within the Hetton Downs					14									0	14	0			Y	(6-10 years)		New Site	
438 Eppleton Estate	Downs	14H 0.68	24		В	Developer	Coalfield	Coalfield	Houghton Gentoo		AAP			24											24	0	0		Υ (	-5 years)		Hetton Downs AAP	New Site	
	Low										Possible Extra Care Homes but on alignment of potential Hetton																					On alignment of Hetton Relief		
440 Cragdale Gardens	Moorsley	16H 2.96	120		G	Developer	Coalfield	Coalfield	Hetton Gentoo		Relief Road							120							0	120	0			Y	(6-10 years)		New Site Green Belt narrow site bounded by A	1183 to east and
									Shiney																								eamside Line to west, difficult to est	tablish acceptable
444 Biddick Woods		ow 10E 5.66	170	+ +	G	Developer	Coalfield	Coalfield	Row Private		Green Belt				<del></del>						_				U	0	0		1/0				ighway layout, poor accessibility for	non motorised users.
Former All Saints 447 Church	Church Roa Eppleton	oad 14H 0.22	10		В	Developer	Coalfield	Coalfield	Hetton Private				10												10	0	0		Y (	-5 years)			Vew Site	
	Station	3.22				Dovolopei			Ok to																					, ,				
448 Penshaw House	Road, Penshaw		46		В	Developer	Coalfield	Coalfield	Shiney Row Council		Site currently occupied, listed buildings and open space						46								0	46	0			Y	(6-10 years)	Site currently occupied, listed buildings and open space	New Site, private road along north we ite.	estern boundary of the
50 - 56 Market Stre 449 Hetton Downs	et, Downs Pit		12	09/09/2010	B 10/01981/FUL	FUI	Coalfield	Coalfield	Hetton Private				12												12	0	0		V /	-5 years)			New Site, private road to south of the	eito
Henry Street Hetton		0.22	"-	55,55,2010	5 TOTO TOTO TO FOL				Gentoo /		Site within the Hetton Downs															_				- ,			New Site due to completion of CPO a	
462 Downs Maudlin Street Hettor	Henry Stree	eet 1.6	40		В	Developer		Coalfield	Hetton Council Gentoo /		Area Action plan Site within the Hetton Downs		15 1	5 10											40	0	0			-5 years)			Renweal Area HCA New Site due to completion of CPO a	ind 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			_					10	20	0		Υ (	-5 years)			Renweal Area HCA	
458 Estate, Phase 2	Road Road	12F 2.34	70		B/G	Developer	Coalfield	Coalfield	Houghton Private		and a functional flood plain														0	0	0		N	N	1		Site within Flood Zone's 3a, 3b and a	functional flood plain
Dubmire Industrial 459 Estate Phases 3 & 4		12F 4.58	130		В	Developer	Coalfield	Coalfield	Houghton Private		Industrial Estate								30	30	30	40			0	60	70			Y	(6-10 years)		0% 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 Moo	oor 13F 4	120		G	Developer	Coalfield	Coalfield	Houghton Council	Space	places. Site linked with site 128	_		1			30	30	30	30					0	120	0			Y	(6-10 years)		here is a restrictive covenant over the	ne site until after 2017
<del></del>						-		1			73	175	312	561 4	492 500	521	476	320	184	137	132	30	30	30	1613	2001	359	38 43	29					

Site	es Deleted										
Site											
Nu											
mb er	Site Name	Address	Area (ha)	Capacity	Greenfield/ Brownfield	Planning History	Source/Status	ARF Name	Ward	Constraint	Reason for deletion
2	Lyons Garage, Colliery Lane	Colliery Lane	0.06	25	В	04/01469/REM	Complete	Coalfield	Hetton	Complete	Complete
3	NEEB site of - Station Road, Penshaw	Station Road	7.92	149	В	06/01056/LEG	Complete	Coalfield	Shiney Row	Complete	Complete
4	YMCA site Market Place	Lambton Lane Market Place	1.15 0.09	62 10		07/01517/FUL 06/04554/FUL	Complete Complete	Coalfield Coalfield	Houghton Copt Hill		Complete Complete
	Saint Cuthbert's Court,										·
	Barrington Court Hawthorn Street	Barrington Court Hawthorn Street	1.31 1.96	44 58		04/02130/LEG 06/002069/LEG	Complete Complete	Coalfield Coalfield	Copt Hill Houghton		Complete 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	
11 12	Gardens" Oval Guest House	Hall Lane The Oval	2.81 0.10	83 23	B B	UC 06/01963/FUL	08/04694/FUL Complete	Coalfield East	Coalfield Millfield	site. complete	site merged with site 99 Complete
	Bristol Street Motors, West Sunniside	West Sunniside	0.23	57		04/00822/FUL	Complete	East	Hendon	complete	Complete
	Brookfield, Ashbrooke										-
	Road The Esplanade	Ashbrooke Road The Esplanade	0.55 0.77	11 38		05/02829/LEG 06/04956/FUL	Complete Complete	East East	St Michaels St Michaels	complete complete	Complete Complete
17	Benedict Building, St Georges Way	Saint Georges Way	0.73	115	В	07/03301/SUB	Complete	East	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	Tree Court	1.25	44		06/04263/LEG	Complete	East	Doxford	- 511.p.010	Complete
22	Saint Georges House, 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			
24	Mews" Parkhurst Road Swiften	Vane Street	0.42	40	В	07/04893/FUL	Complete	South	Silksworth	complete	Complete
25	Drive	Parkhurst Road	3.95	120	В	06/02115/LEG	Complete	West	St Anne's	complete	Complete
26	Westmoor Engineering, Florida Street	Florida Street	0.33	20	В	06/03772/LEG	Complete	West	Pallion		Complete
27	Washington Village School, Hill Rise	Hill Rise	1.55	47	В	05/03341/LEG	Complete	Washington	Washington Central		Complete
28	Well bank School	Wellbank Road	0.61	25	В	06/04971/FUL	Complete	Washington	Washington West	complete	Complete
29	Moorway Thorngill Cross House Farm,	Moorway	2.93	96	В	39814	Complete	Washington	Washington West	complete	Complete
30	Hetton Road John Helen's Depot,	Hetton Road	0.21	0	В	07/05499/FUL	Complete	Coalfield	Hetton	Complete	Complete
33	"Shaftesbury Park" Chilton Moor Phase 3,	Colliery Lane	1.21	46	В	06/03029/REM	Complete	Coalfield	Hetton	Complete	Complete
34 38	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	complete	Complete
41	The Stork (site of), Hendon Road	Hendon Road	0.21	11	В	05/02584/LEG	Complete	East	Hendon		Complete
47	Print Centre	Cardwell Street	0.21	35	В	07/00867/SUB	Complete	North	St Peters	complete Conservation	Complete
										Area Listed Building Grade II	
	0 11 1 1 0 11 0 11	0 4 00			_	07/00005/01/D			0.5	Archaeological	
	South Lodge, South Cliff Health Centre, Coleridge	South Cliff	0.17	15		07/00635/SUB	Complete	North Sunderland	St Peters	Site	Complete
49	Road, Castletown Saint Margaret's Church,	Coleridge Road	0.37	25	В	08/01231/SUB	Complete	North	Castle	NHS Trust	Complete 1/10/2011
50	Hylton Castle Road 1, 3 and 5 Tunstall Village	Hylton Castle Road	0.22	12	В	07/04546/SUB	Complete	North	Castle	complete Archaeological	Complete
51	Green	Tunstall Village Green	0.17	10	G	07/03865/SUB	FUL	West	Doxford	Site	Too Small, site is below threshold
	Halls garage, Carlton Works - Derwent Terrace	Derwent Terrace	0.09	12		07/00901/FUL	Complete	Washington	Central		Complete
	Site of Middle Close 19 - 26 Westward Place	Middle Close Westward Place	0.30 0.29	13 16	ВВ	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				
65	Terrace	Westholme Terrace	0.09	6	В		2007	South	East	Active landfill	Site too small
										nearby -	
										Springwell Quarry. On the	
72	Land at Warren Lea	Warren Lea	0.17	10	G	06/04552/OUT Expired	Developer	Washington	Washington	edge of the 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	B B	11/0029/LAP	UDP	West	St Anne's	March 2011	and access.
88	Hedworth Terrace Land at	Hedworth Terrace	0.55	28		ISHL	Developer	East	Hendon	Archaeological	Already developed as health centre Site deleted due to double counting
89	Lisburn Terrace Land at	Lisburn Terrace	8.76	247	В	00/02077/51!!	ISHL	West	Pallion	Site	with site 292
103	Castletown Aviary A Castletown Allotments		2.47	78 37	B G	09/02977/FUL	Complete Developer	North North	Castle Castle	Complete Allotments	Complete Combined with site 103
108	1 to 8 Westward Place, Harraton	Westward Place	0.24	8	В	07/02840/FUL	Complete	Washington	Washington South	Complete	Complete
								J		Site is currently part of the ECI	
109	Glebe Parkway	Parkway	1.64	63	В	07/00348/FUL	Developer	Washington	Washington	programme.	Duplicate entry
114	Moor House, Four Lane 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	Whickham Street	0.54	36	В		Developer	Sunderland North	North	Archaeological Site	Backland development with poor access
. 13	Daga virilomiani Gueet	oman oneet	0.07	50	ט		Severoper			J.,.C	400000

Site	es Deleted										
Site Nu											
mb er	Site Name	Address	Area (ha)	Capacity	Greenfield/ Brownfield	Planning History	Source/Status	ARF Name	Ward	Constraint	Reason for deletion
										The removal of 2 mature trees is	
										required to create an adequate	
										access. Within	
										Silksworth Conservation	
										Area. Site has listed building	
										consent. Application for	
						08/02295/LBC refused,				development of site as proposed	
	Doxford House, Warden				_	10/01613/MNQ Hotel				hotel and	Site proposed for Hotel and
122	Law Lane Greenway House,	Warden Law Lane	0.62	10	В	and restaurant	01/08/08	East	Doxford	restaurant	restaurant
	Nookside Woodlands	Woodlands	0.34	14 40	B/G B	08/01366/FUL	Developer Complete	West Washington	St Anne's Washington South	complete	Included in site 147 Complete
	Burdon Road and Burdon Lane Site 10, land							ŭ	-		
126		Burdon Lane	6.23	95	G		Developer	East	Doxford	Open Space Archaeological	Deleted as covered by site 355
	Burdon Road and Burdon									Site Non-	
127	Lane, Site 1, land between	Nettles Lane	3.83	60	G		Developer	East	Doxford	designated Open Space	Deleted as covered by 278
	Sheepfolds Road Site 1,									Open Space Archaeological	
		Sheepfolds Road	0.18	9	В		Developer	North	St Peters	Site Open Space	Site included in site 80
122	Sheepfolds Road Site 2, land at	Sheepfolds Road	0.12		ь		Dovolopor	North	St Peters	Archaeological Site	Site included in site 80
133	Sheepfolds Road Site 3,		0.13	9	В		Developer			OILE	
135	land at	Sheepfolds Road	0.15	9	В		Developer	North	St Peters	Grade II Listed	Site included in site 80
	Sheepfolds Road Site 4,									Building Archaeological	
136		Sheepfolds Road	0.05	3	В	04/00022/REM	Developer	North	St Peters	Site	Site included in site 80
127	Palermo Street	Palermo Street	0.24	12	G/B	erection of 12 terrace	Developer	East	Millfield		Complete
13/		. Monno Onoot	J.24	12	J/D	06/00476/FUL	pevelubel				
						demolition to provide 52 dwellings -Refused					To be developed for other uses, retail
148	Angram Drive	Angram Drive	0.87	19	G	(Larger than site)	Developer	East	Ryhope	L/A surface Car	warehouse
151	Tavistock Car Park Site of Former Broadway	Tavistock Place Springwell Rd,	0.48	15	В	02/01987/FUL 218	Developer	East	Hendon	Park	Site included in site 396
153	Centre	Grindon	7.55	218	В	units- approved	Complete	West	St Anne's		Complete  Combined with 184 and include the
											land between. Part of wider seafront
										Open Space Flood Risk 2 + 3	Masterplan. Access issues. Flooding from sea. Previous Industrial Use on
154	Seaburn, Whitburn Road	Whitburn Road	5.59	84	G		Developer	North	Fulwell	(approx 10% of site)	the site, Tourism, wildlife corridor, Great North Forest
155	Barnes Park Extension	Barnes Park Road	0.11	4	G		Developer	West	St Chad's	Designated Open Space	Too Small
										Conservation area "Old	The site is part of a council disposal programme, mixed residential is
										Sunderland" designated Open	expected in the form of extra care housing. A grade II listed orphanage,
450	Former Orphanage/East CA, Moor Tce	Moor Terrace	0.61	40	В		Developer	Sunderland South	Hendon	Space Grade II Listed building	the building and walls to be retained and restored.
		Cartwright Road	0.81	7	G	Developer	North	North	Castle	Ů	Too small
165		Clinton Place	3.53	86	G		UDP	West	St Chad's	Non- designated Open Space	Site deleted due to double counting with site 82
167	Thorney Close Primary School, Durham Road	Durham Road	0.98	27	В		Developer	West	Barnes	Designated Open Space	Possible replacement community centre on site.
	High Street, Land at Chapel Garth (full site	High Street	0.23	12	В		Developer	Coalfield	Hetton	Designated Open	Too Small, site is below threshold
173		Hall Farm Road	58.33	875	G		Developer	East	Doxford	Space SNCI	Site included in site 81
										Mixed uses site within UDP for	
										town centre uses and housing.	
										Requires needs assessment,	
										traffic impact assessment	
174	Houghton Colliery	Newbottle Street	4.44	113	G	09/02295/MNQ	Developer	Coalfield	Houghton		Planning enquiry for development of site for a supermarket.
						5.702200/WING				Archaeological	
1/6	•	Sunniside	0.42	16	В		Developer	West	St Anne's	Site	Too Small, land stability problems
179	Land at Britannia Terrace/ John Street	Britannia Terrace	4.07	75	В		Developer	Coalfield	Hetton		Site included in site 128
					_					Designated open space 30%.	
	New Lambton Industrial									Archaeological site 30%. Flood	
180	Estate	Lambton Lane	8.35	125	В		Developer	Coalfield	Houghton	risk 3a 10% Archaeological	Site included in site 194
182	Sheepfolds Road Site 5, land at	Sheepfolds Road	0.42	21	В		Developer	North	St Peters	Site Open Space	Site included in site 80
	Seaburn, land at - South	South Bents Avenue	4.02	60	G		-	North	Fulwell	Designated Open Space	Site included in 154
104		Code Delies Avellue	7.02	00	U		Developer	Notes	. arredi	Archaeological	one menucu di 194
	Burdon Road and Burdon Lane, Site 2, land				_			F		Site Non- designated Open	0/1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.
	Burdon Road and Burdon	Burdon Lane	22.29	335	G		Developer	East	Doxford	Space Non- designated	Site included in site 278
	lane, Site 5, land between Former Grindon Fire	Burdon Lane	15.07	226	G	04/01344/SUB 24	Developer	East	Doxford	Open Space	Deleted as covered by 277
199		Holborn Road	0.24	24	В		Complete	West	St Anne's		Complete
						redevelopment for residential purposes -					
200		Coronation Street	0.19	9	В	Approved	ISHL	East	Hendon		Too Small
201		Adelaide Place	0.18	9	В		ISHL	East	Hendon		Too Small
1	Riverside House, Low	Low Street	0.12	31	В	03/01786/CON 31 apartments- Approved	ISHL	East	Hendon		New Building completed June 2008
202	Olicci										

Site	es Deleted										
	Jo Dolotou										
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	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		04/01784/SUB 12 apartments- Approved	Complete	East	Hendon		Site completed
	Former Fire Station, Dun		0.37		В						Site to be developed for other town centre uses
	Pallion Primary School,	Dun Cow Street		19			OB OB	East	Millfield		School buildings now used as a skill
226	Waverley Terrace	Waverley Terrace	0.61	17	В		ОВ	West	Pallion	Space (30%) 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.	
228	Estate	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,	Richard Street	0.37	9	В		ОВ	Coalfield	Hetton		Too small
	Former Eppleton House, Lindsay Street, Houghton	Lindsay Street			В		ОВ	Coalfield	Hetton		Too Small
	Mercantile Road,	·	0.27	10							Not practical, surrounded by
	Rainton Bridge Industrial		2.73	62	G		ОВ	Coalfield	Hetton		employment land Not practical, surrounded by
	Estate, opposite Arena Business Park.	Mercantile Way	0.42	12	G		OB	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		ОВ	North Sunderland	St Peters		Site designated for other land uses
240		Crown Road	1.83	68	В		OB	North Sunderland	Southwick		Retail development
241	Site of Downhill Centre,	Ridley Street	0.25	10	В		ОВ	North	Southwick		
	Kestevan Square,		0.77	35	В		OP	North	Redhill		Site deleted now used as a Business
	Downhill  North Biddick Farmhouse	Kestevan Square	0.77			03/02703/FUL 3	OB	Washington	Washington Central		Too small
			0.26	3		dwellings -approved 05/03422/SUB 3	ОВ				
	Fatfield House, Vigo Lane	_	0.42	3		dwellings approved	OB	Washington	Washington West		Too small
	Harraton Primary School Washington Envelope		1.39	31	В		ОВ	Washington	Washington South		Site developed for Community Centre Not practical, surrounded by
	Company Windsor Crescent, land	Industrial Road	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	ОВ	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	
255		Sea View	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
		Lisburn Terrace	2.87	86	В		Developer-HADPD		Millfield		Site included in site 292
	City Campus, land at	Chester Road	0.36	18	В		Developer	Sunderland South	Millfield		Site included with site 185
	North Hendon (Sunderland South				_					HSE middle Blast	
	St Benets Church,	Hendon Road	11.54	175	В		Developer-HADPD	∟ast	Hendon	Zone	Site to be used for other purposes
	Causeway, North Church Road, Monkwearmouth,										
262	land to east of	North Church Street	0.19	10	В		Developer	North	St Peters		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	_			\\/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	detacried 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