

# Strategic Housing Land Availability Assessment (SHLAA)



April 2013

# **Sunderland City Council Strategic Housing Land Availability Assessment (SHLAA)**

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## **1.0 INTRODUCTION AND SUMMARY**

- 1.1 A top priority for Government is to ensure that land availability is not a constraint on the delivery of new homes and that a more responsive approach is taken to land supply at a local level. As such the National Planning Policy Framework (2012) requires local planning authorities to:
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%.
  - identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- 1.2 To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.
- 1.3 To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.
- 1.4 This supply of land is demonstrated through the production of a Strategic Housing Land Availability Assessment (SHLAA), which assesses sites for their housing potential and development timescale. The SHLAA is not a policy document that formally determines whether a site should be allocated or developed for housing purposes. The SHLAA is an integral part of the evidence base that will inform both the Core Strategy and the city's Local Development Framework (LDF). It is the role of the LDF to determine which specific sites are to be allocated for housing purposes to best meet the objectives of the Council. Without the SHLAA, the LDF could be proved to be unsound and as such it could be struck down at Examination.
- 1.5 The requirement for a supply of deliverable land for housing for the next five years is also in place for the provision of sites for Gypsy and Travellers and Travelling Showpeople.
- 1.6 In the event that a five year supply cannot be met, the local planning authority may have to favourably consider planning applications for housing on unallocated sites. The role of the SHLAA is therefore an

important material consideration in the determination of planning applications.

### **Preparing the SHLAA**

- 1.7 The requirements of a SHLAA are set out in the NPPF and CLG Strategic Housing Land Availability Assessments Practice Guidance (2007). This update to the SHLAA has been produced in accordance with this guidance and has been designed to meet the core outputs.
  - 1.8 To ensure a common framework for SHLAAs in the North East Region and to ensure a reasonable degree of consistency in the way data is collated and recorded, a SHLAA Regional Implementation Guide was published by the former North East Assembly (NEA, ANEC). This reflected the core outputs of Communities and Local Government (CLG) good practice guidance.
  - 1.9 A sub-regional key stakeholder partnership for Tyne and Wear was established in 2008, which produced a concept paper (July 2008) to assist the Tyne and Wear districts in the production of their SHLAAs. From this partnership a core sub-regional SHLAA key stakeholder panel was formed to ensure the SHLAAs were implemented in accordance with the paper. The panel comprised lead local authority officers, representatives from Registered Social Landlords, the Royal Institute of Chartered Surveyors, the Home Builders Federation and a national planning consultant (based in Tyne and Wear).
  - 1.10 A range of sites were considered for assessment within the Sunderland SHLAA, including sites with planning permission, sites within the Unitary Development Plan (UDP) and Interim Strategy for Housing Land (ISHL) as well as others suggested through consultation and sites put forward by developers and landowners through formal calls for sites. A recent review of the city's settlement breaks indicated areas of the city which could be potentially be released from settlement break and as such these have been considered through the SHLAA. This is also the case for a number of open spaces throughout the city, where a Greenspace Audit (2012) undertaken by the Council has indicated surplus/poor quality open spaces.
- Main elements of the SHLAA 2012: The city's housing requirements**
- 1.11 Setting housing requirements (especially the 5 year targets), the control figure has always been taken from the Regional Spatial Strategy. However, given that this has now been revoked under the Localism Act (15 April 2013) and there is no government advice as to how the housing target should be set in the absence of a Regional Spatial Strategy, work has been undertaken on producing more up to date housing numbers through the preparation of the Core Strategy, which is based upon more up to date evidence of the city's housing needs.

1.12 The emerging Core Strategy (Revised Preferred Options Draft 2013) proposes at this stage to provide some 15,000 new homes (net) over the 20 year period (between 2012 and 2032). (A supporting paper has been prepared to demonstrate how this figure of 15,000 new homes has been reached). The paper takes into consideration up to date information around demographics, past delivery rates, economic factors, capacities and delivery and the City's vision for change.

1.13 Adjusting the 15,000 Core Strategy figure and using the annualised requirement the housing requirements over the 15 year SHLAA period 2013/14- 2027/28 results in an overall requirement of 11,065 net additional dwellings, which is broken down into sub-area requirements at Table 1.

**Table 1: Sunderland Housing Requirement 2013 – 2028 by sub-area.**

	2013/14- 2017/18	2018/19- 2022/23	2023/24- 2027/2	Total
Central	494	559	608	<b>1661</b>
South	1678	1900	2065	<b>5643</b>
North	263	298	324	<b>885</b>
Washington	197	223	243	<b>663</b>
Coalfield	658	745	810	<b>2213</b>
<b>Total</b>	<b>3290</b>	<b>3725</b>	<b>4050</b>	<b>11065</b>

1.14 In line with the NPPF requirements with regards a record of persistent under delivery of housing, the 20% buffer has been applied to the Core Strategy base line housing requirements for the first five years supply. This results in a five year supply requirement of:

**Table 2: SHLAA 5 Year Housing requirements with 20% buffer <sup>1</sup>(adjusted to include underperformance)**

	2013/14 – 2017 / 2018 (1-5 years)	Past underperformance	Total 5 year requirement
Core Strategy requirement with 20% buffer	3948	605 <sup>2</sup>	<b>4553</b>

1.15 Table 3 below sets out the main results from the 2013 SHLAA, giving an indication of the total number of potential deliverable and developable dwellings within the next 15 years. The table also provides a comparison with the Sunderland housing requirements from Table 1.

<sup>1</sup> The 20% buffer is based on the baseline 5 year requirement and excludes any underperformance

<sup>2</sup> Underperformance is for Quarters 1,2,3 of 2012/13. Quarter 4 is still outstanding.

**Table 3 : SHLAA Results**

	2013/14-2017/18 Years 1-5		2018/19- 2022/23 Years 6- 10	2023/24- 2027/28 Years 11-15	Total dwellings Years 1-15		Brown %	Green %
<b>Required</b>	<b>3895</b> (with 20% buffer 4553)	% of required	<b>3725</b>	<b>4050</b>	<b>11670</b>	% of required		
North	955	24	638	216	1809	15	56	43
Central	527	13	1120	210	1857	16	100	0
South	2179	56	3411	1652	7242	62	62	38
Washington	934	24	228	0	1162	10	68	32
Coalfield	1876	48	2036	192	4104	35	53	47
<b>City</b>	<b>6471</b>	<b>165</b>	<b>7433</b>	<b>2270</b>	<b>16174</b>	<b>138</b>	<b>64</b>	<b>36</b>

- 1.16 Overall the estimated capacity of identified deliverable and developable sites is 38% more than the requirement for the 15 years period. There is 65% extra capacity in the 5 years land supply, over and above the Core Strategy requirement when including the past underperformance and 42% extra capacity when adding the additional 20% buffer to the requirement.
- 1.17 Brownfield land comprises 64% of the total sites identified. It should be noted that there has been a substantial recalculation in the potential capacity of some major brownfield sites in Central Sunderland, notably Vaux and Farrington Row, to better reflect the changing housing market. Also, in Farrington Row's case, to reflect a large reduction to the available housing site due to the potential release of land for the proposed justice centre complex.
- 1.18 In the first 5 years the SHLAA has identified a deliverable housing capacity of 6471 homes which is 42% in excess of the 5 year requirement when including the 20% buffer in line with the NPPF. Some of the larger sites are already under construction notably Lambton Cokeworks, Murton Lane, Cape Insulation and Racecourse Estate. Some of these sites will continue building throughout the plan period. Central Sunderland and South Sunderland together are capable of delivering 69% of the total city requirement in the first 5 years, increasing to 78% over the total 15 years.
- 1.19 The Coalfield can bring forward 48% in the first 5 years and 35% overall.
- 1.20 However North Sunderland and Washington continue to be constrained in the amount of housing they can bring forward due to their built up nature and restrictions to expansion, notably by the Green Belt.
- 1.21 The sites within years 1-5 are the most important, as these are the deliverable sites which have no major constraints to their early

development and have been identified as being suitable for housing purposes. It is expected that over time sites within years 6-10 and 11-15 will overcome their constraints and come forward to ensure a continuous supply of deliverable and developable sites.

## **2.0 WHAT IS THE SUNDERLAND STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)?**

- 2.1 The NPPF sets out the Government's aim for housing which Local Planning Authorities are required to achieve. This is to boost significantly the supply of housing and to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 2.2 As a result of this authorities must continue preparing Strategic Housing Market Assessments (SHMAs) in order to identify the number and type of houses required over the plan period and the level of affordable housing required within the authority's area. Local Development Frameworks (LDF) and Strategic Housing Land Availability Assessments (SHLAAs) must continue to demonstrate they can provide a rolling 5 year supply of housing sites which are readily developable as well as include an additional allowance of 20% to ensure choice and competition. Where that cannot be demonstrated, authorities should then grant planning permission for housing developments in line with the 'presumption in favour of sustainable development'.
- 2.3 The NPPF sets no national target for housing developed on brownfield land (previously set at 60%), again permitting authorities to set their own thresholds.
- 2.4 A top priority for Government is to ensure that land availability is not a constraint on the delivery of new homes and that a more responsive approach is taken to land supply at a local level. As such the National Planning Policy Framework (2012) requires local planning authorities to:
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%.
  - identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;

- 2.5 To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.
- 2.6 To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.
- 2.7 This supply of land is demonstrated through the production of a Strategic Housing Land Availability Assessment (SHLAA), which assesses sites for their housing potential and development timescale. The SHLAA is not a policy document that formally determines whether a site should be allocated or developed for housing purposes. The SHLAA is an integral part of the evidence base that will inform both the Core Strategy and the city's Local Development Framework (LDF). It is the role of the LDF, in particular the forthcoming Allocations Development Plan Document to determine which specific sites are to be allocated for housing purposes to best meet the objectives of the Council. Without the SHLAA, the LDF could be proved to be unsound and as such it could be struck down at Examination.
- 2.8 The requirement for a supply of deliverable land for housing for the next five years is also in place for the provision of sites for Gypsy and Travellers and Travelling Showpeople.
- 2.9 In the event that a five year supply cannot be met, the local planning authority may have to favourably consider planning applications for housing on unallocated sites. The role of the SHLAA is therefore an important material consideration in the determination of planning applications.
- 2.10 The requirements of a SHLAA are set out in the NPPF and CLG Strategic Housing Land Availability Assessments Practice Guidance. The core outputs of the SHLAA as set out in the guidance are:
- A list of sites, cross-referenced to maps showing locations and boundaries
  - Assessment of the deliverability and developability of each identified site to determine when an identified site is realistically expected to be developed
  - The potential quantity of housing that could be delivered on each identified site
  - An indication of constraints on the delivery of identified sites and recommendations on how and when these constraints could be overcome.

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

### **3.0 HOW IS THE CITY'S HOUSING REQUIREMENT DETERMINED?**

#### **Past delivery rates**

- 3.1 For a number of years, past net completion rates for the city have been relatively low, with the average net build over the past 5 years being 287 per year (gross 697 per year). This has mainly been as a consequence of Gentoo renewal plans and the clearance programme they have had in place. However, the clearance programme is coming to an end with the 184 outstanding demolitions scheduled to be cleared by 2014. Following this it is expected that future build rates will be more in line with the Core Strategy annual requirements and underperformance will be minimal.

#### **Setting the requirement**

- 3.2 In setting housing requirements (especially the 5 year targets), the control figure has always been taken from the Regional Spatial Strategy. However, given that this has now been revoked under the Localism Act (15 April 2013) and there is no government advice as to how the housing target should be set in the absence of a Regional Spatial Strategy, Local Planning Authorities are able to establish their own growth requirements. Work has been undertaken to produce more up to date locally based housing numbers through the preparation of the Core Strategy, which is based upon more up to date evidence of the city's housing needs.
- 3.3 The emerging Core Strategy (Revised Preferred Options Draft 2013) proposes at this stage to provide some 15,000 new homes (net) over the 20 year period (between 2012 and 2032). (A supporting paper detailing the methodology has been prepared to demonstrate how this figure of 15,000 new homes has been reached). The paper takes into consideration up to date information around demographics, past delivery rates, economic factors, capacities and delivery and the City's vision for change.
- 3.4 The above housing requirements within the draft Core Strategy document are considered to be aspirational yet achievable and initial feedback from the house building industry is that the figures are reasonable. The Core Strategy is about to be subject to a full public consultation exercise (commencing May 2013), which will incorporate the methodology behind the housing requirements and as such any changes to the housing requirement will be taken into consideration through this SHLAA document.
- 3.5 It is important to note that this 15,000 target will not be a ceiling figure, if further suitable / sustainable and deliverable housing sites come forward

in excess of the 15,000 they will be considered on their merits, however it is deemed to be a deliverable and therefore an achievable target and sufficient to meet the needs of current and future residents. The target will continue to be reviewed as part of the plan, monitor, manage process of the Core Strategy and as new information becomes available targets will be revised, as and when necessary.

**Establishing the 5 Year Target**

- 3.6 15,000 dwellings equates to approximately 750 dwellings per annum over the plan period. However it is unrealistic to assume development will continue at the same rate during the plan period. It is expected that development will be slow in the short term, due to the current economic climate, mortgage availability and limited lending from banks and Gentoo still having dwellings to demolish. Development thereafter is expected to come forward more quickly, the financial situation is expected to have improved, unemployment levels will be lower and with it borrowing should be easier thus impacting on the housing market.
- 3.7 The above points are all reflected in the following table which sets out the annual build rates and future 5 year targets. Targets are based on an average of the build rates required to satisfy the ONS projections and the breakdown established through the RSS.

**Table 4 : City Housing Requirement 2012 – 2032**

	<b>City Total Requirement</b>	<b>Average Build Rate per annum</b>
2012-17	3200	640
2017-22	3650	730
2022-27	4026	805
Sub-total 1-15 years	10876	725
2027-32	4151	830
City Total	15027	751

- 3.8 In addition to general needs housing, the NPPF also sets out through the Planning Policy for Traveller sites (March 2012) the requirement for a 5 year supply of deliverable sites to meet the needs of Gypsy and Travellers and Travelling Showpeople. Sunderland’s required number of pitches for Gypsy and Travellers and plots for Travelling Showpeople was set through the Tyne and Wear Gypsy and Traveller and Travelling Showpeople accommodation needs assessment (February 2009). However, this assessment covered the period 2008-2018 and as such an update to this is programmed for summer 2013 to enable the requirement to be incorporated into the Core Strategy.

- 3.9 Notwithstanding the above, the results of the 2008 assessment are the most up to date, however to date no provision has been made for either Gypsy and Travellers and Travelling Showpeople and as such the 5 year supply requirement within the 2013 SHLAA has been based upon the full needs as set out in the 2008 study. The requirements based upon the 2008 assessment are set out in table 5 below.

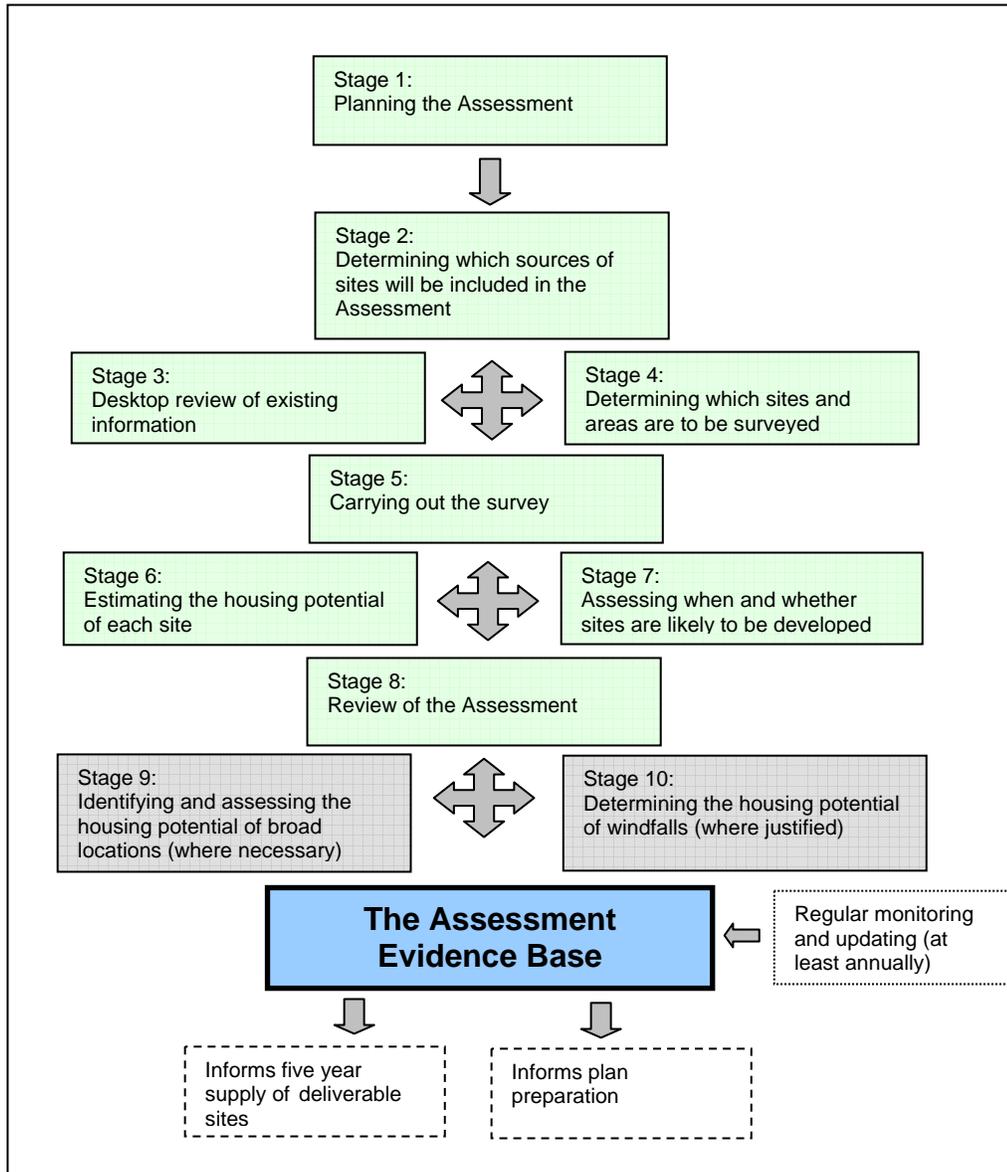
**Table 5: Gypsy and Traveller and Travelling Showpeople Requirement 2008 -2018**

	<b>Gypsy and Traveller</b>	<b>Travelling Showpeople</b>
<b>2008 - 2018</b>	14	43

#### **4.0 METHODOLOGY**

- 4.1 This SHLAA has been produced in accordance with the Strategic Housing Land Availability Assessments Practice Guidance, (CLG July 2007 and updated report 2009). It has been designed to meet the core outputs that are set out in the guidance.
- 4.2 The SHLAA has 8 main stages, with two further optional stages which include broad locations and windfalls. The stages are set out in Figure 1 and an explanation of how the Sunderland SHLAA has taken account of the guidance as follows.

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



**Working in Partnership**

4.3 To ensure a common framework for the North East region in production of SHLAAs and to ensure a reasonable degree of consistency across the region in the way data is collated and recorded, the former North East Assembly (NEA, ANEC) in 2008 oversaw the production of a North East England SHLAA Regional Implementation Guide and an associated Regional SHLAA Database. The guide was prepared in association with a number of partners, including, local authority planning officers, the former Government Office for the North East (GONE), the former One North East (ONE) and the Homebuilders Federation (HBF). The CLG SHLAA Practice

Guidance (2007 and 2009) was used to help produce a regional implementation guide.

- 4.4 Initial discussions on the guide were held at a stakeholder event at Durham County Hall in 2007. This led to the creation of a **Tyne and Wear SHLAA steering group** in February 2008. The group comprised participants from the local authorities, house building industry, infrastructure providers and regulatory bodies such as the Environment Agency.
- 4.5 The purpose of this group has been to enable and coordinate collaborative sub-regional working on the Tyne and Wear districts' SHLAAs, to ensure sub-regional consistency. Individual authority working groups then managed the practical aspects of the SHLAA work in each district.
- 4.6 This steering group went on to establish a **sub-regional key stakeholder partnership**, in accordance with national and regional guidance and a small **panel** to act as arbitrators. (See Appendix 1 for the Tyne and Wear districts' sub-regional concept paper and lists of groupings of participants). The Tyne & Wear SHLAA Partnership created a Panel of approximately 10 people to oversee the final agreement and serve as a critical panel for contentious sites resulting from the site assessment workshops. The Partnership agreed that this Panel should comprise a representative from each of the following disciplines:
  - The Home Builders Federation (HBF)
  - Registered Social Landlord (RSL)
  - Royal Institute of Chartered Surveyors (RICS)
  - Private sector planning consultant
  - North East Assembly (NEA)
- 4.7 The key stakeholder partnership could also be called upon by each local authority at key stages of their respective SHLAAs to help assess the deliverability/developability and indicative housing yield/capacity of potential housing sites.

#### **Resources**

- 4.8 The 2013 Sunderland SHLAA update was undertaken in-house by planning officers within the Economy and Place Team, with the lead planning officer also forming part of the sub-regional SHLAA key stakeholder group and panel to allow direct integration and partnership working. The in-house team were also assisted by other council expertise as well as representatives of external bodies such as Northumbria Water, Environment and Highway Agencies.

## **5.0 SOURCES OF SITES, DESKTOP REVIEW AND SELECTING SITES TO BE SURVEYED (GUIDANCE STAGES 2, 3, 4)**

### **Data sources**

- 5.1 The SHLAA took into consideration the types of sites and relevant data sources used to identify sites, as set out in Figures 4 and 5 of the CLG practice guidance (see Appendix 2). The types of sites broadly comprise:
- Sites in the planning process, such as those with planning permission or allocated in a development plan
  - Sites not in the planning process such as vacant and derelict land and buildings, public sector land or large scale residential redevelopment sites.
- 5.2 The exercise also sought to identify potential sites from other sources relevant to Sunderland:
- Sites being funded in partnership with public sector bodies, which could be identified through Homes and Communities Agency.
  - Sites in the City Council's land and property database
  - The Gentoo renewal programme
  - Sites identified following a draft review of the city's settlement breaks (2013)
  - Sites identified following a city wide audit of green spaces (2012)
  - Sites identified as being potentially surplus to requirements through the Employment Land Review (2012)
  - Other stakeholder interest, through a number of well-advertised public requests.
- 5.3 The latter public requests were undertaken through several initiatives: an initial call for sites took place in December 2012, where individual letters and e-mails were sent out to a wide range of people including house builders, land owners, consultants and members of the stakeholder partnership. As the NPPF now has a requirement for authorities to have a 5-year land supply of housing sites for Gypsy and Travellers and Travelling Showpeople individual letters were sent out to all known travelling showpeople plots in the city, as well as contacts for Gypsy and Travellers.
- 5.4 One key change to the 2013 SHLAA was the adjustment to the site size when undertaking calls and searches for new sites. Previous SHLAA's have only considered sites of 10 dwellings or more and a windfall allowance was incorporated into the final supply figures. However, on the basis of the NPPF message about only making allowance for windfalls if compelling evidence is available, windfalls have now been excluded and the site threshold has been removed. All sites in the city are now considered. This has given a better understanding of the city's potential supply.

5.5 The various 'calls' and searches drew out an additional 100 new sites that had not previously been identified within the 2012 SHLAA. The majority of these new sites are small sites, but it has assisted in bolstering the 1-5 year and 6-10 year supplies. The call for sites also brought new information to light on existing sites, which meant they changed from being developable to deliverable. A number of sites adjoining each other which had previously been submitted as individual sites were re-submitted as one large site following landowner discussions and developers working in partnership. A number of sites were fully completed in 2012/13 and as such have been removed from the SHLAA.

5.6 The recent completion of the Draft Settlement Break Review was utilised by the SHLAA to gain a better understanding of the deliverability of sites in the settlement break which had previously been undeliverable. The review also brought to light other potential sites which were considered to be suitable for housing. These will be subject to further investigation to determine their deliverability. A similar process was also undertaken for the sites which were identified through the city's Green Space Audit (2012).

#### **Desktop information review and site selection**

5.7 The desk top review brought together all existing local, regional and national datasets that were identified. All the sites were logged, mapped and categorised in the SHLAA database, which has allowed any double counting to be identified and rectified.

5.8 As suggested in national guidance, the SHLAA is designed to provide a long term, flexible and robust evidence base. The scope of the assessment has, in general, not been narrowed down by existing policies that might constrain development. This also allows the best possible position for the Local Planning Authority when it comes to deciding its strategy for delivering housing objectives.

5.9 However, national guidance does recognise that particular types of land or areas may be excluded from the assessment. To ensure a coherent approach throughout the North East, it was agreed and set out through the Regional Guide that a series of sites would be ascribed nil housing potential due to their designations (called 'Category 1' sites). They cover sites or parts of sites that Government policy or law dictates are inappropriate for housing (or sometimes any) development; for example Special Areas of Conservation and Health and Safety Executive Inner Blast Zones. The list can be seen in Appendix 3.

5.10 Of all the sites included in the assessment for Sunderland none were in 'Category 1'.

5.11 In addition to the Category 1 sites, the Regional Guide listed Category 2 sites, which were designations or uses likely to affect the development of a site. The sites / uses in themselves may not prevent housing development, but may affect the nature and extent of development on a site. Alternatively they may present justification for ascribing nil housing potential in particular circumstances and be sieved out. The Tyne and Wear Districts SHLAA Partnership agreed that within this list several types of site could be excluded from further assessment at each individual authority's discretion. Sunderland council has therefore excluded from its initial considerations sites that are subject to the following existing policy and land use constraints:

- Green Belt
- Parks
- Allotments
- Flood Zone 2 and 3a areas
- Mineral safeguarding areas
- Sites of nature conservation and wildlife interest
- HSE middle and outer blast zones
- Archaeological sites
- Public car parks

5.12 Whilst these sites have been excluded from the initial assessment, the exclusion was on the basis that if it was subsequently found that there was an overall shortfall of sites against requirements, some of them may be re-considered for inclusion. Notwithstanding the above, the recent Greenspace Audit has identified a number of allotment sites which have become surplus to requirements or are of very low value. These sites have been assessed for their housing potential through the SHLAA process and included where appropriate.

#### **Sites to be surveyed**

5.13 When determining which sources of sites to include within the assessment and which sources of information to use to identify sites at stages 2 and 3, the size of a site was also considered. It was agreed at a sub-regional level that it would be left to the individual discretion of each Local Authority as to whether any site area should be applied to sites to be surveyed as part of the SHLAA. As such, Sunderland has previously used a minimum site size of 0.4ha or a site with the capability of delivering 10 or more dwellings. However, in light of the NPPF discouraging the use of a windfall allocation it was considered that the 2013 SHLAA should incorporate all sites. As such the size threshold was removed.

5.14 Subject to the above restrictions, sites that were identified from the various data sources or that were submitted by interested parties were assessed, irrespective of location.

## **6.0 CARRYING OUT THE SURVEY (GUIDANCE STAGE 5)**

6.1 The main tool for the survey work was a pro-forma designed for the purpose and previously agreed by the Tyne and Wear districts SHLAA Steering Group. This pro-forma recorded site details such as size, grid co-ordinates, present land use and housing compatibility with surrounding land uses (See Appendix 4).

6.2 The site categorisation, constraints, designations, planning history, ownership details, utilities and infrastructure capacity constraints were also recorded on the pro-forma where known, along with proximity to key services, the housing yield and the sites deliverability.

6.3 The record for every individual site has a completed pro-forma and two site-plans, one detailing the proximity of the site to local services and facilities and the other setting out constraints, such as contaminated land and flooding.

6.4 All sites were visited to ensure relevant, consistent, up-to date information was gathered. Certain information for the pro-forma was also gathered through meetings and discussions with council officers and external bodies.

6.5 Discussions have been held between the local planning authority, Northumbria Water, the Highways and Environment Agencies to determine the impact on utilities and highways infrastructure, however further consultation will take place with these bodies. Gas and electricity companies were less able to provide detailed information of their future plans. Discussions are still to be held with Children's Services to gain an overall picture of school capacity issues related to potential housing development.

6.6 Ownership and potential developer interest details formed part of the pro-forma assessment, of which details were taken from the correspondence submitted by developers/landowners, or from planning applications, or officers' knowledge. On a number of private sites the ownership is at present not known.

## 7.0 ESTIMATING THE HOUSING POTENTIAL OF EACH SITE (GUIDANCE STAGE 6)

- 7.1 The NPPF requires Local Planning Authorities to set out their own approach to housing density to reflect local circumstances, rather than setting national requirements. As such this has been taken forward through a Development Management policy with the draft Core Strategy. The draft policy states that consideration will be given to the required house types/sizes, local characteristics, open space requirements and design. The policy still encourages higher densities at sites which have good public transport accessibility.
- 7.2 As such the following density zones which have been previously used for SHLAA purposes have been utilised in the main, whilst being mindful of the draft core strategy requirements. The zones are based on distance from the site to a city/town/district centre or Metro/train station. The densities are applied to the net residential area of the site.

**Table 6: Density Zones**

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

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

- 7.3 Not all site capacities are based on the above density ranges. Where a site had a valid, recent, planning permission, the capacity set out within the application was used. For sites within central Sunderland, higher densities are expected to prevail, UDP Alteration No 2 (2007) provided the guide to capacity. Gentoo site capacities have been based on the most recent renewal plan proposals.
- 7.4 In Sunderland, the character of areas within 750 metres of the main centres, other than the City Centre, can be very varied, including relatively low density suburban housing. The same may be said of the areas around the outer Metro stations at Seaburn and South Hylton. The inner Metro stations, however, are located in high density older residential areas. Therefore, in locations other than in the vicinity of the city Centre, the higher density standard of 50 dwellings per ha has been used sparingly to calculate a site's capacity; the local residential character is a significant influence on the final site yield. This takes into account the views of the Home Builders Federation, to be wary of widely applying high densities in Sunderland; also that densities of 50 or more per hectare are usually associated with apartment developments. Such developments, outside the City Centre, are likely to form only a small proportion of the overall needs of the city.

7.5 The capacity of each site has been derived from the density considerations discussed above, applied to the net residential developable area of the site calculated in accordance with the thresholds as set out in Table 6 (agreed in the Tyne and Wear Districts SHLAA Concept Paper).

**Table 7: Residential site area thresholds**

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

**7.6 Assessing ‘net additional’ housing**

Because the SHLAA assesses the potential of housing sites to meet a ‘net additional’ housing requirement, the capacity of all the sites has been expressed as its ‘net additional’ capacity after taking account of any existing housing that will be cleared as part of re-development or any houses which from the base date of the SHLAA have been built on the site. This mainly applies to the residential areas that Gentoo is renewing.

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

**8.0 ASSESSING DEVELOPABILITY AND DELIVERABILITY (GUIDANCE STAGE 7).**

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

**i) ‘Deliverable’** – To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

**ii) ‘Developable’** –; To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged, and

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

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

### **Suitability**

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

**i) Policy restrictions:** covered by categories 1 and 2 of the assessment as set out in section 5 or where the policy for adjoining land could adversely affect a site's suitability for housing. The City of Sunderland Employment Land Update 2012 was used to assess sites on employment land which needs to be retained to accomplish employment land requirements.

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

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

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

### **Availability**

8.4 A site can be considered available for development when on the best information available there is confidence that there are no substantial legal or ownership problems, such as ransom strips, multiple ownerships, tenancies or operational requirements of landowners.

8.5 The standard sites response form included a section on land ownership. Sites owned by the local authority have been included after discussion with the City Council's Property Services as to suitability, developability or deliverability and when sites are envisaged for release.

### **Achievability**

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

- i) Market factors** - such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, and level of potential market demand and projected rate of sales.
- ii) Cost factors** – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and
- iii) Delivery factors** – including the developer’s own phasing, the realistic build-out rates on larger sites, whether there is a single developer or several developers offering housing products and the size and capacity of the developer.
- 8.7 The information gathered through the site assessment pro-forma, both at desk-top stage and the site visit stage, contributed to assessing the achievability of sites, as well as informal discussions with developers.
- 8.8 National practice guidance states that a number of residual valuation models are available to help determine whether housing is an economically viable prospect for a particular site. However the regional implementation guide states that whilst a more technical approach may be ideal it is considered unrealistic that the time and resources will be available to undertake this in-depth analysis in the immediate term. Such in-depth analysis has not been undertaken for this updated Sunderland SHLAA.
- 8.9 When considering the expected start on site for a housing scheme, those with planning permission have been estimated from the date of consent, with allowances made as appropriate for removing known constraints, e.g. demolition or decontamination, construction of infrastructure or habitat migration. For sites without any planning permission an estimate of the likely start date has been made taking account of the planning process and other requirements, using information held about the site, the developers expectations (where known) and regeneration programmes.
- 8.10 The annual rate of construction on each site has been derived where possible from up to date information as supplied by developer interests, including Gentoo and the City Council’s Land and Property section. Informal discussions with representatives of the house building industry have indicated that build rates should be based upon 30 per year. As such for sites where build rates are unknown, 30 dwellings per year has been utilised.

### **Overcoming constraints**

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

## **9.0 STAKEHOLDER INVOLVEMENT (GUIDANCE STAGE 8)**

- 9.1 The City Council's website hosts the SHLAA homepage where details are posted of progress, the procedure for site submissions, schedules of sites and details of the call-in for sites. Previously a number of individual letters were sent to residents who had expressed an interest in particular housing areas to gain further information to help determine whether sites are deliverable or developable. This exercise brought to light some further information about sites, such as details of local flooding problems.
- 9.2 Meetings were held to discuss the release of council owned land, between officers in the Property Services and Policy sections. All potential council sites were reviewed and recommendations as to when each might be brought forward for marketing by the City Council was made by the Head of Planning and Property Services. It is considered that the level of certainty of delivery given by this recommendation is comparable to the level of certainty that can be given by developers and owners about privately owned sites.

## **10.0 SHLAA RESULTS**

### **Schedule and maps**

- 10.1 The detailed outcomes of the assessment are included in the schedule in the separate Annex. They are illustrated on the map in that annex as well as by individual sub area maps in this document. It should be noted that the colour coded maps show only the five year period that house completions are expected to begin on the individual sites. Several sites will be built-out over more than one five year period and these are shown in the schedule in the Annex. The schedule is set out by sub areas. It comprises:
- A unique Sunderland SHLAA reference number, site name, street and map reference which is cross referenced with the SHLAA site map showing the site boundary;
  - The site area, its dwelling capacity, greenfield or brownfield status and planning history;

- The status and the source of site, which indicates things such as whether it has planning permission or where the site was obtained;
  - The site ownership by type – private; council; Gentoo and others.
  - Any Category 1 and Category 2 constraints.
  - Further comments or constraints which could restrict development, as well as recommendations as to how constraints could be overcome, with possible timescales;
  - Details of whether a site is deliverable or developable colour coded to the map(s)
  - Relevant comments received from stakeholders.
- 10.2 For ease of reading, the schedule comprises a selection of information relevant to this report taken from the City Council’s larger database schedule. The full database, which includes estimated site development on an annualised basis, is available to view on the City Council’s web site and also may be viewed at the Civic Centre on request.

**Overall results**

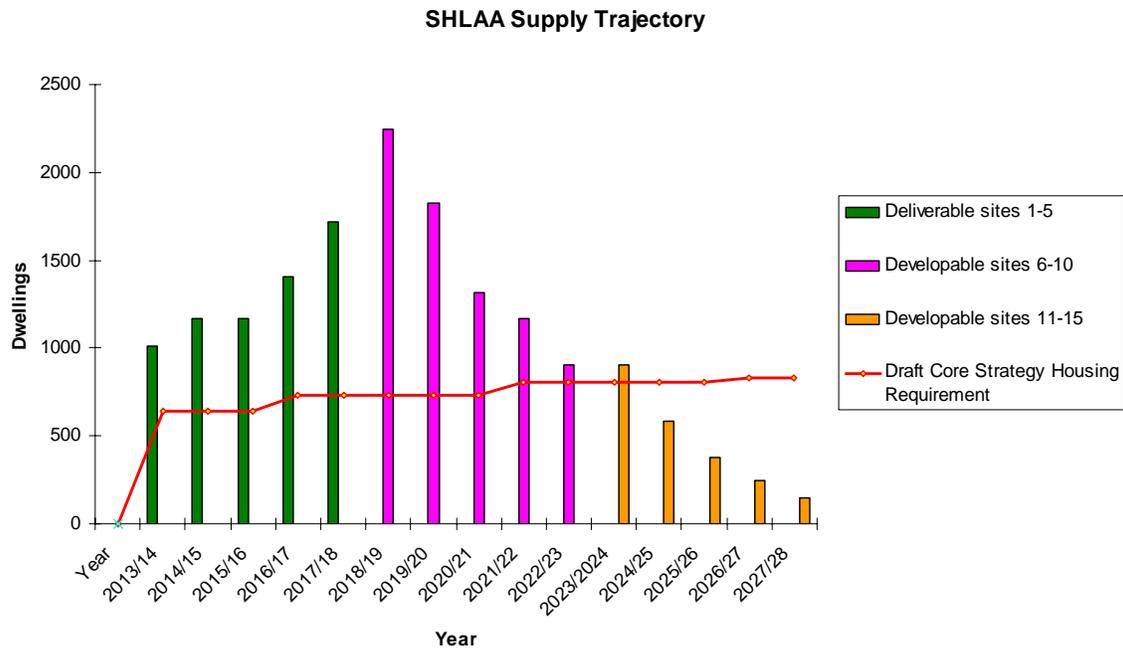
- 10.3 Table 8 sets out the main results from the 2013 SHLAA, giving an indication of the total number of potential deliverable and developable dwellings within the next 15 years.
- 10.4 The table shows the potential numbers of houses and housing requirement by 5 year periods for the whole city. It also shows the potential for each of the sub areas that comprise the city. The final two columns show what proportion of the total number of sites are brownfield and greenfield, for the city and for each sub area.

**Table 8: SHLAA results**

	2013/14-2017/18 Years 1-5		2018/19– 2022/23 Years 6- 10	2023/24- 2027/28 Years 11-15	Total dwellings Years 1-15		Brown %	Green %
<b>Required</b>	<b>3895</b> (with 20% buffer 4553)	% of required	<b>3725</b>	<b>4050</b>	<b>11670</b>	% of required		
North	955	24	638	216	1809	15	56	43
Central	527	13	1120	210	1857	16	100	0
South	2179	56	3411	1652	7242	62	62	38
Washington	934	24	228	0	1162	10	68	32
Coalfield	1876	48	2036	192	4104	35	53	47
<b>City</b>	<b>6471</b>	<b>165</b>	<b>7433</b>	<b>2270</b>	<b>16174</b>	<b>138</b>	<b>64</b>	<b>36</b>

- 10.5 Overall the estimated capacity of identified deliverable and developable sites is more than those required over the 15 year period. Only in the last period is there an under-performance against the housing requirement. This under-count of 1780 dwellings can be accommodated by an over supply of dwellings in the 1-5 and 6-10 year period.
- 10.6 Brownfield land comprises some 64% of the total sites identified. Notwithstanding, it should be noted that there has been a substantial reduction in the capacity of some major brownfield sites in Central Sunderland, notably Vaux and Farringdon Row, to better reflect the changing housing market and the proposed new court complex at Farringdon Row.
- 10.7 In the first 5 years the SHLAA has identified a deliverable housing capacity of 6471, which is 65% more than is required, when compared against the base line requirement (with underperformance). Even accounting for the 20% buffer of sites, which takes the total 5- year requirement to 4553, the supply is 42% more than this requirement. Some of the larger sites will not only deliver housing in that period but continue to deliver in the years thereafter. Central Sunderland and South Sunderland together are capable of delivering 69% of the total city requirement in the first 5 years and over 78% for the whole 15 years plan period.
- 10.8 The Coalfield can provide 48% of the requirement in the first 5 years and 35% overall. However North Sunderland and Washington continue to be severely restricted in the amount of housing they can bring forward due to their built up nature and restrictions to expansion, notably by the Green Belt. The sites within years 1-5 are the most important, these are the deliverable sites which have no major constraints to their early development and have been identified as being suitable for housing purposes. It is expected that over time sites within years 6-10 and 11-15 will overcome their constraints and come forward to ensure a continuous supply of deliverable and developable sites.
- 10.9 The trajectory below is derived from the annualised total completions expected from the SHLAA sites. It is set against the requirements.
- 10.10 Overall the SHLAA can deliver the housing requirement in line with the Draft Core Strategy figures. What is clear from the trajectory is the amount of sites available in the first 10 years of the SHLAA, exceeding the requirement quite substantially. However, the 11-15 period does have a shortfall of sites compared to the requirement. It is clear the 1-5 year supply has been bolstered to allow a buffer of sites and ensure a more realistic chance of the 1-5 year requirement being achieved. It is expected that some sites will fail to be delivered within the timescales expected and as such the supply will distribute itself more evenly over time. However, it

will be the role of the LDF to manage the supply to ensure a continuous rolling supply of sustainable housing sites are brought forward to meet the requirements.



**Major site developments**

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

10.12 **Central Sunderland:** There are two one major sites expected to commence within years 1 – 5 which will deliver new housing, albeit these are at the back end of the 5 year period, the sites are Bonnersfield site (270) and Vaux site (300). Several large regeneration sites in central Sunderland are expected to deliver housing in years 6 – 10 these include Stadium Village (300), Farrington Row Ph2 (226) and a number of smaller sites with the Sunnyside area.

10.13 **North Sunderland:** The majority of homes in the North area come from the development of the Gentoo schemes and the Extra Care scheme at the former Hahnemann Court site in Southwick. Other important schemes include the former Carley hill School site and Fulwell quarry site, these schemes have a potential to deliver over 260 dwellings in years 6-10. Development of two major sites could deliver new housing in years 1-5 at Seaburn Amusements and 6-10 years at Seaburn Camp, with a total potential for 370 dwellings.

10.14 **South Sunderland:** Prospects are optimistic for the delivery of several large sized developments in the first five years of Sunderland South. These include, Groves, High Ford, Lisburn Terrace (work has already commenced on this

site), Mill Hill, these schemes will provide over 550 new dwellings in the first five years of the plan period. Collectively the sites within the South Sunderland growth area at Ryhope Hospital, Chapel Garth, Willow Farm Ryhope, Rushford and land north of Burdon Lane will deliver around 3,100 new homes over the plan period.

10.15 **Washington:** The Cape Insulation sites are under construction, these sites will deliver around 490 new dwellings over the next 10 years. Other sites providing additional housing in the 1-5 years period include Emerson House (112 units) and former Usworth Comprehensive School (200 units).

10.16 **Coalfield:** Elba Park, the former Lambton Cokeworks is under construction for 359 new houses, together with Murton Lane (371) and Neil Street (66). These sites will continue to deliver houses over the next ten years of the plan period. Other sites expected to start within the next five years include the Philadelphia Complex (428), Black Boy Road (160), Holmelands (168), SIG combibloc (158), sites within the Hetton Downs area and Broomhill and land at North Road. A site which can accommodate 36 plots for Travelling Showpeople is expected to come forward at Sedgeleth Industrial Estate within years 1-5.

#### **5 year supply of deliverable sites**

10.17 What is clear from Table 8 is the potential for deliverable dwellings in years 1-5. The requirement for years 1-5 is 3,895 (4553 with the additional 20% buffer) and the actual number of deliverable sites identified through the SHLAA is 6471 or 65% more than required. Note that on several of these sites development will continue into later years and subsequent amounts of homes are attributed to those later years. The table below summarises, from the schedule in the Annex, the broad categories of the deliverable sites.

**Table 9 : Sunderland's 5 year land supply**

<b>Status</b>	<b>Total units April 2013 to March 2018</b>	<b>Cumulative total</b>
Sites under construction – units remaining at 31.03.2013	1269	1269
Not started with full permission	1196	2465
Not started with outline permission	178	2643
UDP housing allocations	649	3292
ISHL sites	325	3617
Other sites	2854	6471
<b>TOTAL</b>	<b>6471</b>	<b>6471</b>

10.18 Table 9 sets out the sources of the supply of 'deliverable' sites, i.e. those that are expected to be completed or begun in the first five years. Whilst all the sites are considered to be 'deliverable, the table expresses this deliverability in relation to different levels of commitments. This ranges from sites actually under construction, through those with a current planning permission but not yet started, to suitable land that is agreed in principle for housing, to sites suggested through the SHLAA site calls where there is no obstacle to development in the short term.

10.19 When considered against the 5 year requirement of 3895 dwellings (4553 with 20% buffer), 68% can be achieved from sites with planning permission, (58% when including the 20% buffer). A number of the sites for the 5 year requirement can be delivered by suitable sites already allocated or identified in the saved policies of the UDP, (UDP Alteration No.2) and the approved ISHL, with 7% of other sites requirement to make up the 5-year supply, increasing to 21% when applying the 20% buffer.

#### **Other developable sites**

10.20 Also shown in Table 8 the number of identified developable sites for years 6-10 exceeds the target by 3708 dwellings. For years 11-15 the availability is around 1780 short of the requirement. However, as indicated above, the overall sites potential exceeds the requirement and more sites have been identified than are required for the first 5 years. As such this will ensure the city has a rolling 5 year supply of deliverable housing sites, which will result in those most suitable being brought forward first through the LDF process. A small number of sites could continue to bring forward new housing post-15 years.

10.21 The constraints to bringing forward these sites for housing purposes have been identified through the SHLAA process and recommendations have been set out on how these constraints can be overcome. The expected timescales of this have been built into the programming of sites through the annualised schedules. From this, it is considered that a continuous supply of deliverable and developable sites can be maintained.

**Sites not currently developable**

10.22 A number of the sites assessed are considered not developable within the 15 year period considered by the SHLAA. This is due to reasons such as major access issues, physical constraints, sites located within the Green Belt. The city housing requirement can also be achieved without resorting to sites located within flood risk zone 3a locations, HSE inner blast zones and in other unsustainable locations.

10.23 A number of sites have been excluded from the SHLAA altogether following assessment; this is mainly due to the land being developed for a different use.

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

10.24 The NPPF indicates that if a local authority encounters a shortfall of suitable sites for years 6-10 and 11-15 for SHLAA purposes it is acceptable to indicate broad areas of the authority that might be suitable for the future identification of housing sites. It is considered in view of the present SHLAA methodology that the SHLAA results indicate Sunderland does not need to identify any broad areas for extra development.

10.25 The NPPF states that Local Planning Authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

10.26 This SHLAA has shown that the City Council does not need to pursue the inclusion of a windfall allowance to meet its requirements, even for small sites due to the site size/capacity threshold being removed.

**Gypsy and Travellers and Travelling Showpeople**

10.27 The response rate for potential sites for Gypsy and Travellers and Travelling Showpeople through the SHLAA call for sites exercise was very low. One site has been put forward as a potential site for Travelling Showpeople at Sedgeleth Industrial Estate in Fence Houses, which could accommodate around 36 plots and could be delivered within years 1-5. (SHLAA site no. 468).

10.28 A site search has been undertaken internally to try and identify potential sites for Gypsy and Travellers and Travelling Showpeople, however this

has not resulted in any sites being brought forward for inclusion in the 5 year supply. Further work will be undertaken to ensure a 5 year supply is provided in the next update to the SHLAA.

## 11.0 Strategic Land Review of the Greenbelt

11.1 The Core Strategy will establish how much additional land is needed for housing development, taking into account housing numbers, density, build rates, land for industry, warehousing and distribution, green infrastructure and any other identified needs which cannot be met from existing available land.

11.2 The next stage of the search for additional housing sites will include a Strategic Land Review of Green Belt. This is intended to inform the Local Development Framework (LDF) process by identifying, in conjunction with landowners, developers, national and local interest groups and communities, sufficient sites to meet Sunderland's housing needs without compromising the functions of the Green Belt.

## 12.0 Conclusions

12.1 The analysis demonstrates that Sunderland can identify sufficient suitable land for housing to maintain a rolling programme of deliverable sites over the next 15 years to meet its requirements. **A 5 year supply is in place when considered against the draft Core Strategy housing requirements and when considered against the additional 20% buffer of sites as set out in the NPPF (due to a record of persistent under delivery).**

12.2 Potential sites are available in all areas of the city, though the greatest potential is in the South Sunderland and Coalfield sub areas.

12.3 A site has been identified for Travelling Showpeople but does not meet the full 5 year requirement. However, no sites have been identified as yet for Gypsy and Travellers (see below).

## 13.0 Next Steps

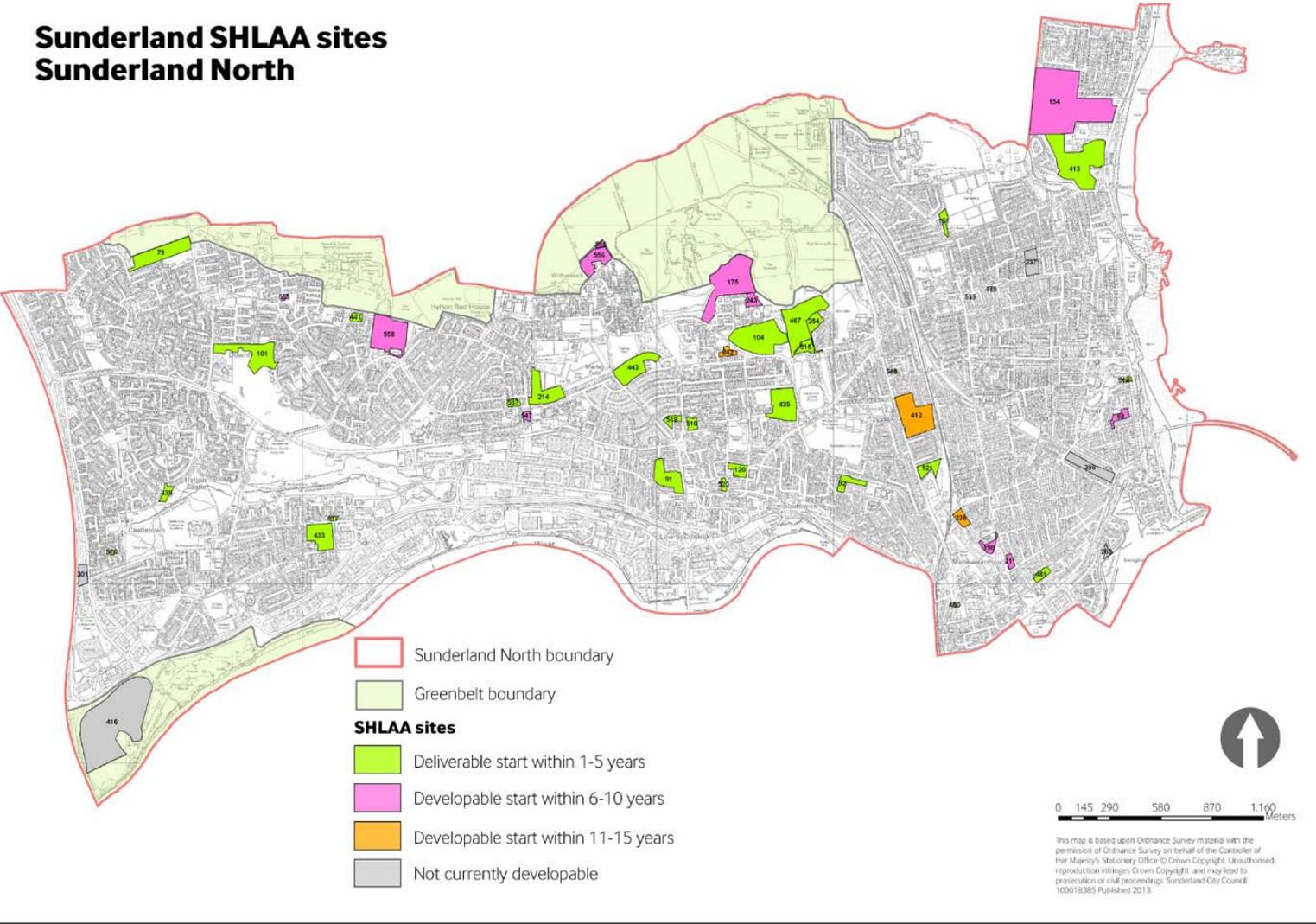
13.1 The supply of potential developable housing sites identified in the 6-10 year period are to be considered in more detail to determine if assistance can be given to overcome constraints and move sites forward to boost the 5 year supply. Once this exercise has been undertaken the supply of housing land will be monitored on a 6 monthly basis and managed to ensure that a continuous five years supply of deliverable sites is in place.

- 13.2 It is the intention to utilise the forthcoming Green Belt Review to identify whether there are sustainable development opportunities which could feed into the 6 month SHLAA update.
- 13.3 New sites that have not been previously identified may well come forward in the meantime and will be taken into consideration in the monitoring process and subsequent revisions of the SHLAA. The monitoring of the supply of deliverable sites will be linked to the City Council's LDF Annual Monitoring Report review process.
- 13.4 Work will be undertaken on determining a more up to date position on the needs of Gypsy and Travellers and Travelling Showpeople and work will continue on identifying a five year supply of sites for these groups, which will be incorporated into the autumn update of the SHLAA.



# Site Schedules

**Sunderland SHLAA sites  
Sunderland North**

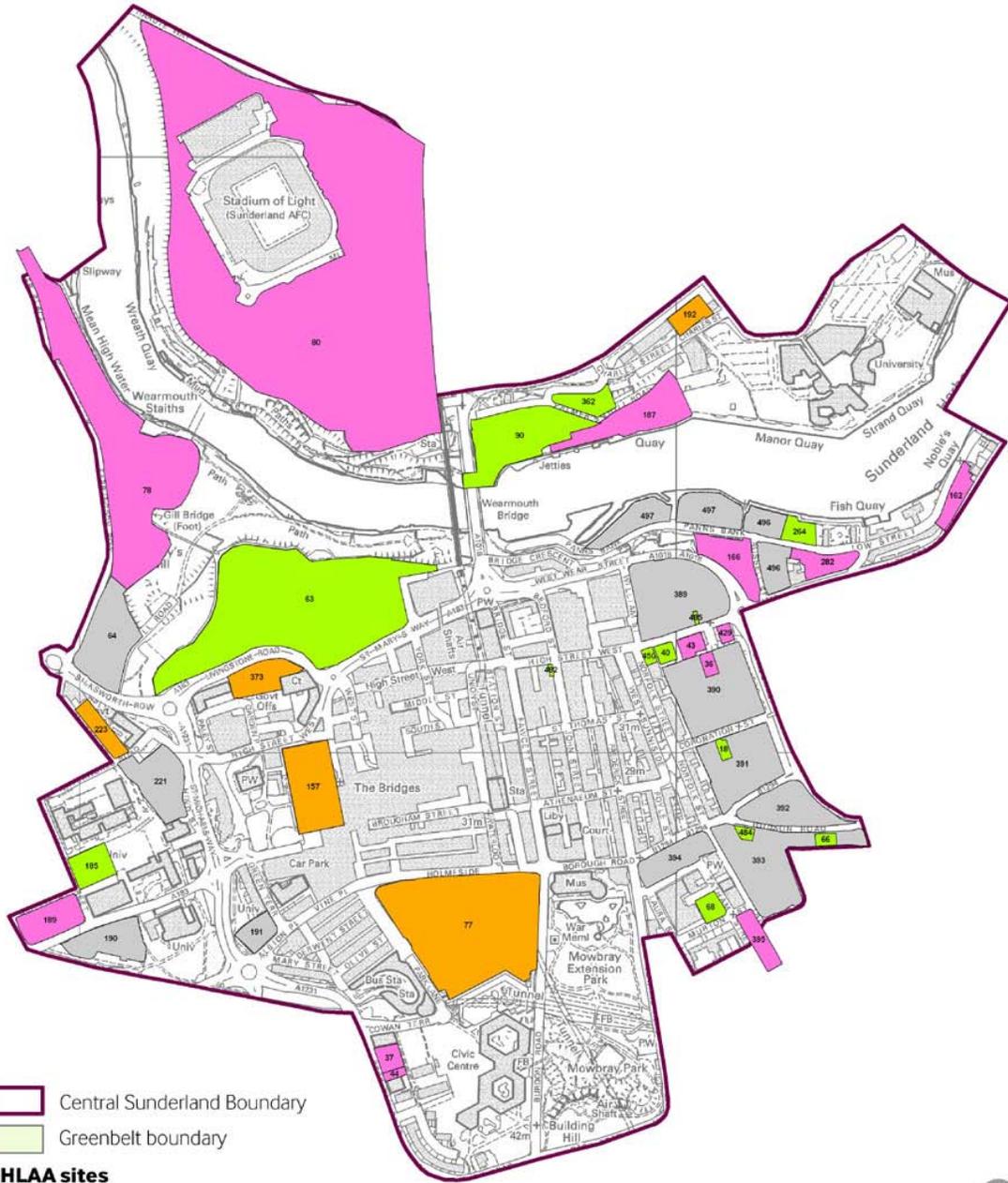


North Sunderland Sub Area							
Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
69	St Georges Terrace	14	0	14	0		
79	Hylton Lane/Blaydon Avenue	86	86	0	0		
91	Southwick Primary School	56	26	30	0		
92	Land Adjacent to Monkwearmouth College, Swan Street	28	28	0	0		
101	Kidderminster, Land east of Hylton Lane	100	100	0	0		
104	Carley Hill School, Emsworth Road	100	25	75	0		
510	Southwick Phase 5	12	12	0	0		
120	St Hilda's Church, School and adjacent land	17	17	0	0		
121	Newcastle Road Baths	39	39	0	0		
154	Seaburn Camp, Whitburn Road	144	0	100	44		
161	Dovedale Road, land at	5	5	0	0		
175	Fulwell Quarry East, land at Bell House Road	160	0	90	70		
198	All Saints House, Portobello Lane	21	0	21	0		
211	36 to 38 Roker Avenue	24	0	24	0		
214	Maplewood School and land to the east	24	24	0	0		
237	Fulwell Junior School, Sea Road, Fulwell	27	0	0	0		27
238	Portobello Lane, Roker Avenue	26	0	0	26		
242	Ridley Street off Emsworth Road, Carley Hill site of 26 to 70 even	14	0	0	14		
243	Earlston Street, Eyemouth Lane, Carley Hill	14	0	14	0		
254	Fulwell Reservoir, Viewforth Terrace	21	21	0	0		
265	Beacon Drive, site at	10	0	0	0		10
301	Ferryboat Lane, land at	16	0	0	0		16

Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
398	Givens Street, Roker, land at	26	0	0	0		26
412	Monkwearmouth Hospital, Newcastle Road	52	0	0	52		
413	Seaburn Amusements, Whitburn Road	226	95	131	0		
416	Land North and West of Ferryboat Lane	190	0	0	0		190
433	Castletown Aviary	145	66	0	0		
435	Hahnemann Court site B	134	134	0	0		
439	Cricklewood Road land at	12	12	0	0		
441	Rockingham Road	14	14	0	0		
443	Marley Potts	70	54	0	0		
479	49-51 Sea Road	1	1	0	0		
480	1 North Bridge Street	2	2	0	0		
481	Dame Dorothy House	53	53	0	0		
559	13 Sea Rd	1	1	0	0		
537	Land at Redcar Road/Rawdon Rd	10	10	0	0		
467	Land north of Thornbeck College	70	70	0	0		
558	Football pitches, Rushton Square/Rotherfield Rd	100	0	90	10		
514	Site of Gillside and Gillside cottage	4	4	0	0		
515	Thornbeck College	15	15	0	0		
516	20-26 Evens, Casapian Road	2	2	0	0		
517	Castletown Workmens Club	12	12	0	0		
518	Former Mcees Club and land to the rear.	8	8	0	0		
519	166 Newcastle Road	5	5	0	0		
520	Southwick Social Club,	14	14	0	0		

<b>547</b>	Adjacent to 16-24 miners homes	6	0	6	0		
<b>553</b>	Kingsway Road	3	0	3	0		
<b>556</b>	Land at Witherwack House	40	0	40	0		
	<b>TOTAL</b>	<b>1884</b>	<b>955</b>	<b>638</b>	<b>216</b>		<b>269</b>

# Sunderland SHLAA sites Central Sunderland



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



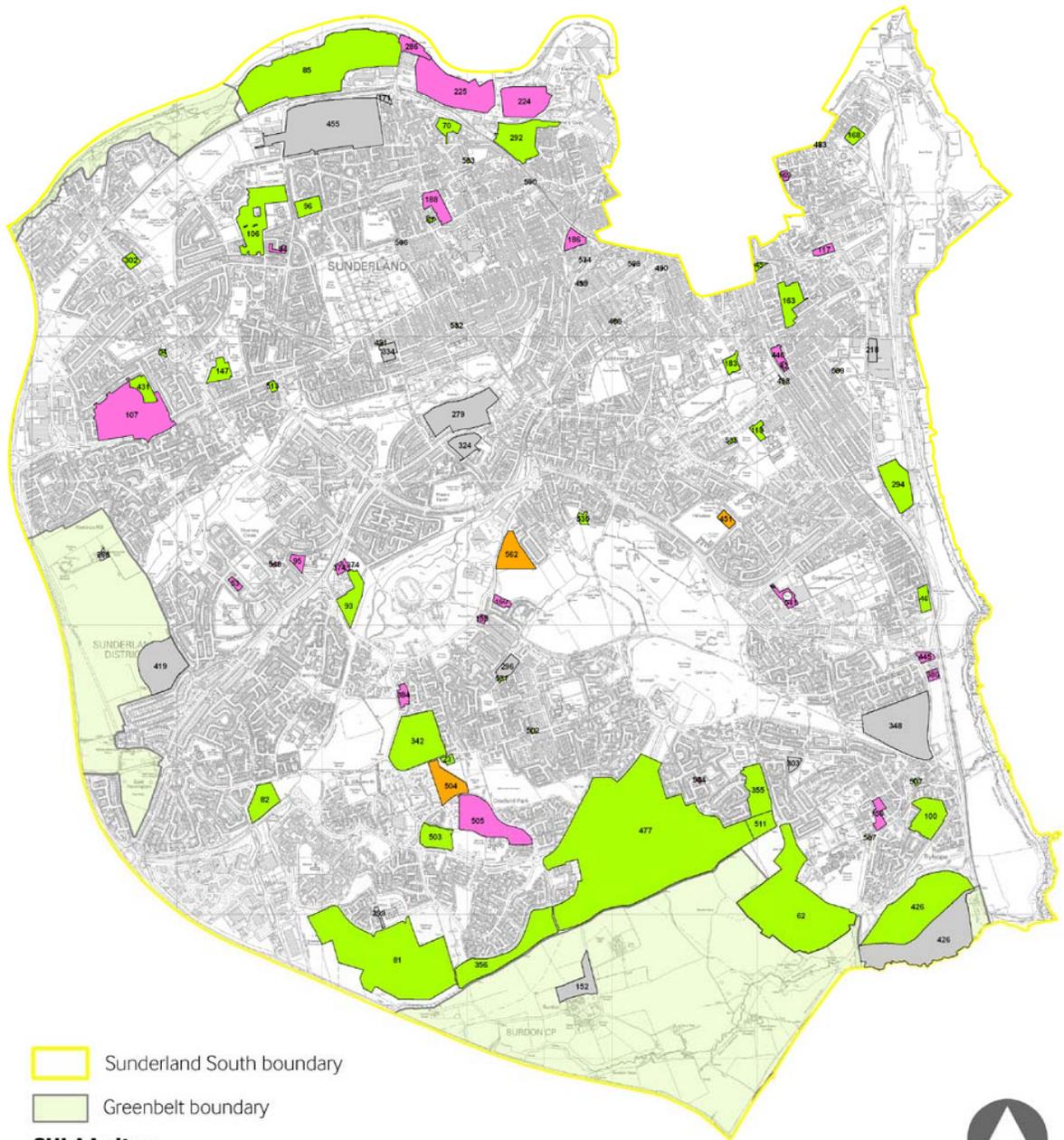
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Central Sunderland Sub Area							
Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
18	42 to 45 Nile Street	23	23	0	0		
36	4-8 Villiers Street	34	0	34	0		
37	24-28 Stockton Road	24	0	24	0		
40	187-193 High Street West	16	16	0	0		
43	178-185 High Street West	62	0	62	0		
44	The Bunker, Stockton Road	19	0	19	0		
63	Vaux Brewery (site of)	300	81	194	25		
64	Farringdon Row phase 1	0	0	0	0		
66	5-18 Hudson Road (West Sunnyside)	20	20	0	0		
68	8-12 Murton Street	38	38	0	0		
77	Holmeside Triangle, Park Lane	75	0	0	75		
78	Farringdon Row Phase 2-4	226	0	226	0		
80	Stadium Village, Sheepfolds, Monkwearmouth	300	0	300	0		
90	Bonnarsfield, St Peter's Wharf	270	200	70	0		
157	Crowtree Leisure Centre, Crowtree Row	50	0	0	50		
162	High Street East, land at	14	0	14	0		
166	Numbers Garth and Former School, Russell Street	20	0	20	0		
185	Wearmouth Hall site, Chester Road, land to rear of existing - Wharnclyffe Street	80	80	0	0		
187	Bonnarsfield land at- Palmershill Road	46	0	46	0		
189	Forster Building, Chester Road	26	0	26	0		
190	Technology Park, Chester Road	33	0	0	0		33
191	Priestman Building, 1-2 Green Terrace	14	0	0	0		14

Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
192	Manor Quay and Wearbank House, Charles street	12	0	0	12		
221	Hind Street/Hope Street/Silksworth Row	34	0	0	0		34
223	Johnson Street	23	0	0	23		
264	Scotia Quay, Low Street	10	10	0	0		
282	Land at High Street East	15	0	15	0		
362	Bonnarsfield Industrial Units	50	25	25	0		
373	Gillbridge Police Station	25	0	0	25		
395	Sunniside, Tatham Street Car Park	30	0	30	0		
429	170-175 High Street West	15	0	15	0		
450	194 – 197 High Street West	12	12	0	0		
482	218-219 High Street West	6	6	0	0		
484	1-5 Hudson Road	10	10	0	0		
485	142 High Street West	6	6	0	0		
496	Scotia Quay	40	0	0	0		40
497	Pans Bank	60	0	0	0		60
	<b>Total</b>	<b>2123</b>	<b>527</b>	<b>1120</b>	<b>210</b>		<b>81</b>



# Sunderland SHLAA sites Sunderland South



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



0 212.5 425 850 1,275 1,700 Meters

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South Sunderland Sub Area							
Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
23	The Oaks	8	1	0	0		
42	Former Bus depot, Toward Road	20	0	20	0		
45	Toward Road Service Station,	20	20	0	0		
46	Angram Drive, Grangetown	19	8	0	0		
503	Doxford Park Phase 3B extra care	94	94	0	0		
53	Land rear of Thorney Close Club, Thorndale Road	30	0	30	0		
54	Former Eagle Public House, Portsmouth Road	16	16	0	0		
62	Ryhope and Cherry Knowles Hospital	770	170	300	300		
67	R & J Smith Motors Ltd. Pallion Road	16	16	0	0		
70	The Forge, Pallion	66	66	0	0		
81	Chapel Garth	650	110	200	160	180	
82	Clinton Place	80	40	40	0		
84	Priestman Court land at	12	0	12	0		
85	Groves, Woodbine Terrace	650	150	350	150		
93	North Moor Lane	65	35	30			
95	Thorney Close Primary School, Torquay Road	30	0	30	0		
96	Felstead School, Fordfield Road	175	175	0	0		
100	Ryhope Village	158	118	50	0		
106	High Ford Estate, Flodden Road	285	170	115	0		

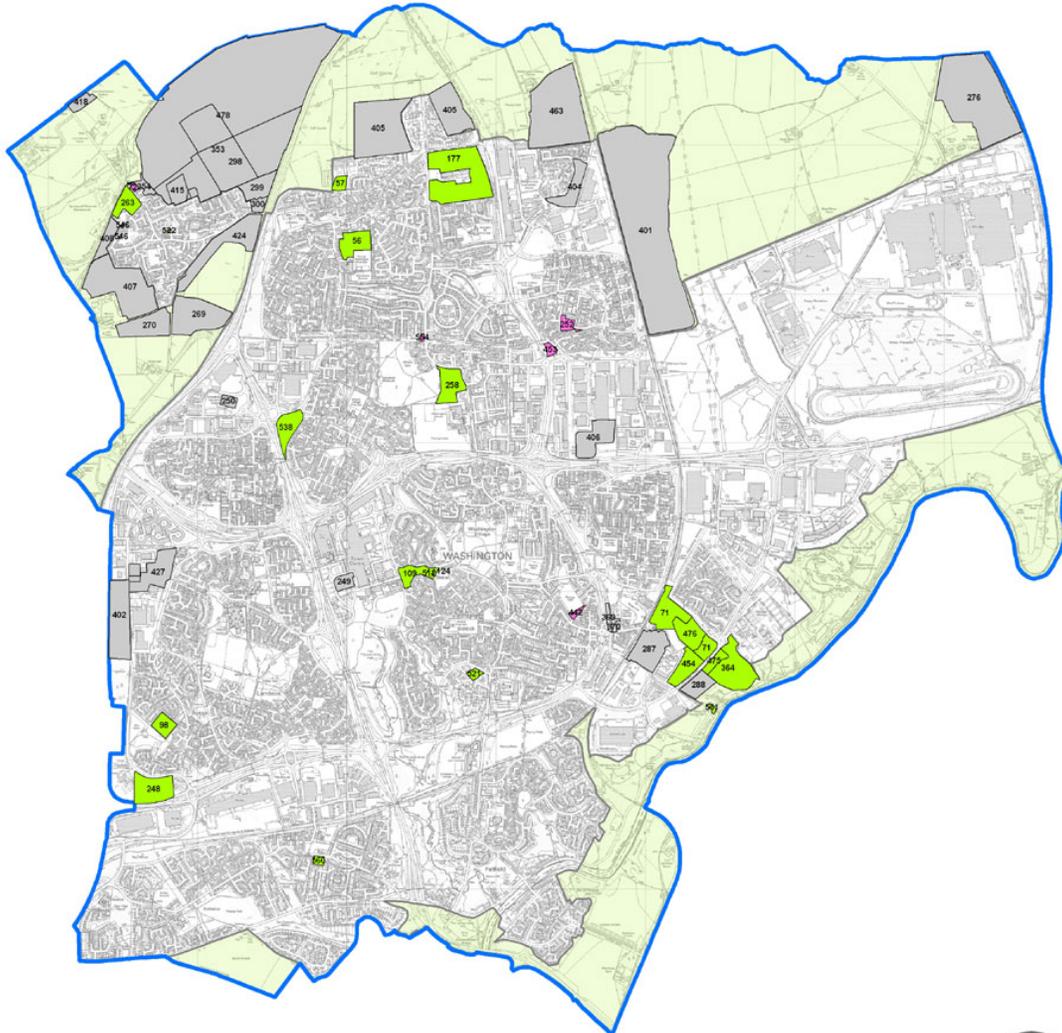
Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
107	Pennywell phases 2 to 6	280	0	200	80		
117	Dawson and Usher works Hendon	32	0	32	0		
118	Belford House, Ashcroft and Belford Close	10	10	0	0		
356	Burdon Road/Hall Farm Road, land at	110	80	30	0		
477	Land north of Burdon Lane	955	75	430	450		
147	Site of Greenway House, Nookside	35	35	0	0		
152	Burdon Village, Burdon Lane	55	0	0	0		55
156	Ex North Block, Stockton Road	28	0	28	0		
159	Sportsman's Arms, land adjacent to - Durham Terrace, Silksworth	12	0	12	0		
160	East of Silksworth Lane - Dene Street	32	0	32	0		
163	Amberley Street, Harrogate Street, Mowbray Road, Hendon	115	35	80	0		
168	Burleigh Garth, Prospect Row	36	18	18	0		
169	Covent Garden, Cork Street	12	0	12	0		
171	Former Pallion Station site	16	0	0	0		16
183	Ashburn House, Ryhope Rd	26	26	0	0		
186	University Precinct, Chester Road	40	0	40	0		
188	Clanny House, Peacock Street West	80	0	80	0		
218	Littlewoods Home Shopping, land adj, Commercial Road	23	0	0	0		23
224	Deptford Works, Pallion New Road	156	0	120	36		
225	Former Pallion Shipyard, Pallion New Road	250	0	150	100		
279	Bede Centre and surrounding land, Durham Road	135	0	0	0		135
286	Woodbine Terrace / Ditchburn Terrace	65	0	65	0		
292	Lisburn Terrace, land at	220	130	60	0		

Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
294	Paper Mill, Commercial Road	300	80	220	0		
296	Allotment site Lincoln Avenue	32	0	0	0		32
302	Hylton Bank, land at	22	22	0	0		
303	Ryhope Street, land at back	28	0	0	0		28
324	Durham Road and Tudor Grove, land east	60	0	0	0		60
334	Holy Cross House, Etterick Grove	30	0	0	0		30
342	Mill Hill, Land at - Silksworth Lane	168	100	68	0		
348	Ryhope Road, land to West	245	0	0	0		245
355	Rushford Phase 2	150	70	80	0		
511	Land at Burdon Lane, west of Bevan Avenue	77	77	0	0		
366	Hastings Hill Farm, Foxcover Road	14	0	0	0		14
374	Farringdon Police Station, Primate Road	47	0	47	0		
380	Grangetown Autos, and land to the south, Ryhope Road East side	18	0	18	0		
384	Hunters Lodge, Silksworth Close	7	0	7	0		
399	West of Portland School, Hall Farm Road	11	0	0	0		11
419	Middle Herrington Farm	150	0	0	0		150
426	Willow Farm, Ryhope	450	120	200	130		
431	Pennywell site B	55	55	0	0		
445	Salterfen land at	30	0	30	0		
446	Builders Yard, Toward Road, Hendon	32	0	32	0		
451	Stannington Centre	25	0	0	25		
455	Pallion Industrial Estate	450	0	0	0		450
505	Doxford park Phase 5	155	0	105	48		
504	Doxford Park Phase 6	83	0	0	83		
509	Former church/church hall, corporation rd	1	1	0	0		

Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
507	South of Willow Farm	3	3	0	0		
508	10 Elwin Terrace	1	1	0	0		
502	Vane Arms	5	5	0	0		
506	22 Whitehall Terrace	2	2	0	0		
489	Beechcroft, 29 Thornholme Road	5	5	0	0		
490	17 Worcester Terrace	3	3	0	0		
491	7 West Mount	1	1	0	0		
498	Land adjacent 75 Villette Rd	1	1	0	0		
499	4 Burn Park Road	1	1	0	0		
557	Denethorpe	1	1	0	0		
500	124 Hylton Rd	1	1	0	0		
530	Hillside Lodge, Tunstall Road	6	3	0	0		
531	Council Yard, North St, Silksworth	6	6	0	0		
532	150 Cleveland Road	4	4	0	0		
513	Site of Broadway House	13	13	0	0		
533	Land Between 12 And 14 Hopkins Court	2	2	0	0		
534	3 Western Hill	1	1	0	0		
535	Plot 1 16 Cedars, Ashbrooke	1	1	0	0		
541	Former Leechmere Road allotments	31	0	31	0		
544	31-33 Ramilies	3	0	3	0		
548	Rear 2-16 Truro Road	4	0	4	0		
562	Land to the east of Silksworth Lane	75	0	0	75		
483	51 High Street East	2	2	0	0		
	<b>Total</b>	<b>8584</b>	<b>2179</b>	<b>3411</b>	<b>1652</b>	<b>180</b>	<b>1304</b>



# Sunderland SHLAA sites Washington



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



0 225 450 900 1.350 1.800  
Meters

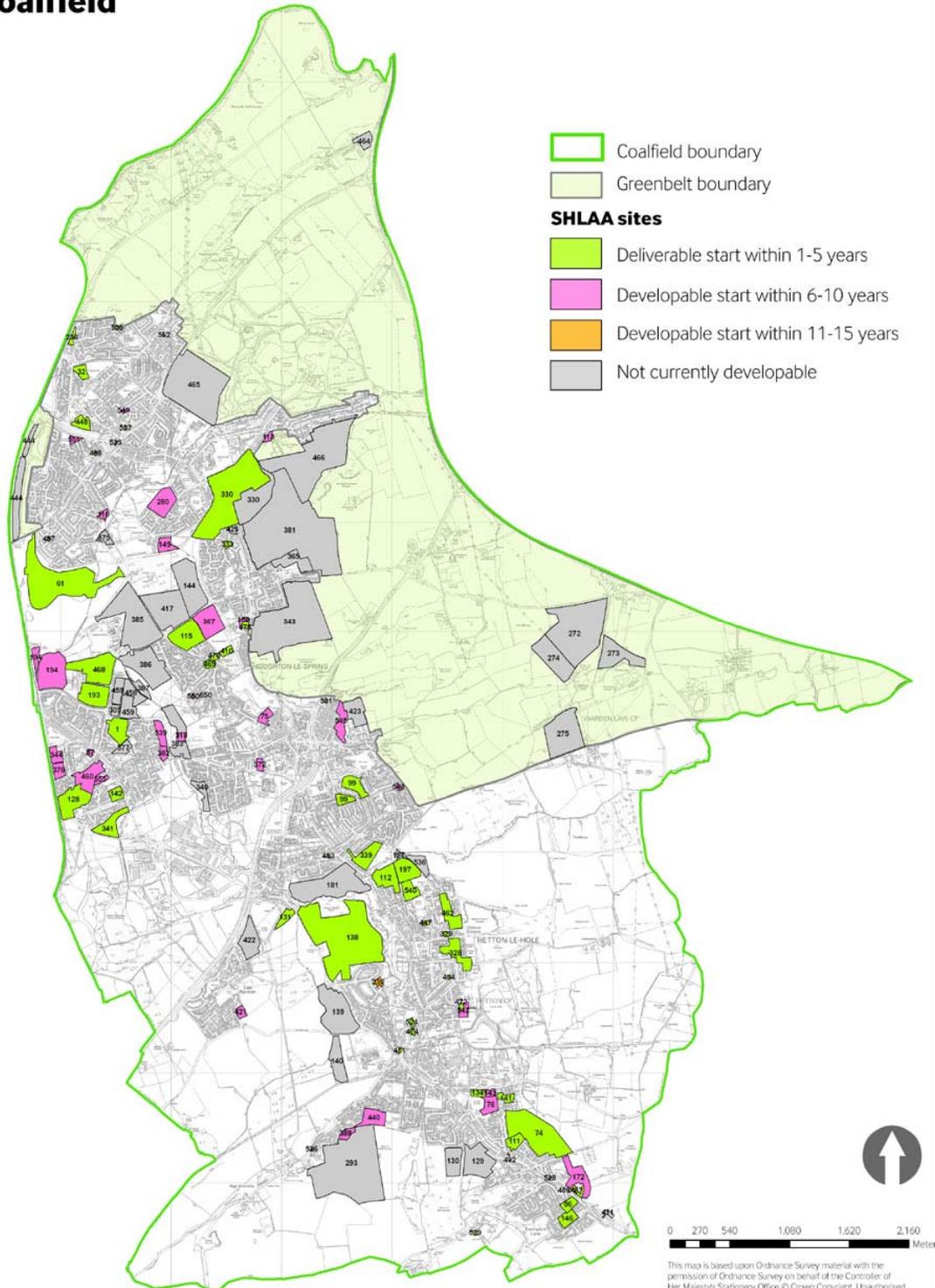
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Washington Sub Area							
Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
56	High Usworth Infant School, Well Bank Road	109	60	0	0		
57	George Washington Hotel land adjacent to, Stone Cellar Road	16	4	0	0		
476	Cape Insulation, Barmston Road (Teal Park Farm - Phase 1)	137	102	0	0		
98	Ayton Primary School, Gold Crest Road	40	40	0	0		
124	Glebe Village House, Dryborough	6	6	0	0		
512	Land at former Glebe Village House	14	14	0	0		
177	Former Usworth Comprehensive School, Heworth rd	200	90	110			
248	Emerson House, Emerson Road	112	112	0	0		
249	Galleries Car Park adj to Asda	30	0	0	0		30
250	B & Q Warehouse (former), Armstrong Road	20	0	0	0		20
252	Hastings Court	20	0	20	0		
258	Albany Park, Spout Lane	70	70	0	0		
263	Springwell Road, Volker Stevin	60	22	0	0		
269	Blue House Fields, Springwell Road	115	0	0	0		115
270	Mount Lodge, Mount Lane	72	0	0	0		72
276	North Hylton, Washington Rd	333	0	0	0		333
287	Wilden Road Pattinson - Station Road	80	0	0	0		80
288	Teal Farm South, Pattinson Rd	45	0	0	0		45
298	Usworth House Farm, land at	403	0	0	0		403
299	Peareth Hall Farm, Peareth Hall Road	45	0	0	0		45
300	Springwell Trust meeting house, Peareth Hall Road	24	0	0	0		24
353	Usworth House Farm, land at - Highbury Avenue	221	0	0	0		221
415	Uplands Way, Springwell	45	0	0	0		45

Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
478	Land to the North of Springwell	2000	0	0	0		2000
354	Warren Lea, land rear of - Springwell Road	25	0	0	0		25
364/475	Pattinson Road, land south of (Teal Farm village Phase 1+2)	134	117	0	0		
369	Units 1-22 Swan (North) Industrial Estate	22	0	0	0		22
370	23 Edison Road (works depot), Swan (North) Industrial Estate	16	0	0	0		16
401	East of Sulgrave Road, land at	760	0	0	0		760
402	Crowther Industrial Estate, land at - Brockwell Road	123	0	0	0		123
404	West of Waterloo Road (Sulgrave Industrial Estate) , land to	45	0	0	0		45
405	Land at Golf Course (George Washington Hotel) - Stone Cellar Road	280	0	0	0		280
406	Bentall Business Park, land at - Tower Road	66	0	0	0		66
407	Milton Place, Mount Lane, Springwell	176	0	0	0		176
408	North and Rear of Windsor Terrace, Land at	27	0	0	0		27
418	Low Mount Farm, Springwell	35	0	0	0		35
424	Stoney Lane, Springwell	110	0	0	0		110
427	Tilley Road, Crowther IE	70	0	0	0		70
442	Willows Close, Emmerson Terrace	10	0	10	0		
453	Silverstone Road West	10	0	10	0		
454	Teal Farm North	83	83	0	0		
71	Teal Park Farm - Phase 2	170	108	62	0		
561	Staithes House	1	1	0	0		
109	Glebe Parkway	56	56	0	0		
560	The Vicarage	6	6	0	0		
538	Havannah Rd/Moorway	40	40	0	0		
521	3 Buckland Close	2	2	0	0		
522	Woodbine Cottages	1	1	0	0		

<b>463</b>	Land to the west of Waterloo Road,	350	0	0	0		350
<b>546</b>	West View	2	0	2	0		
<b>554</b>	Heworth Road/Victoria Road	4	0	4	0		
<b>72</b>	Land at Warren Lea	10	0	10	0		
	<b>TOTAL</b>	<b>6482</b>	<b>934</b>	<b>228</b>	<b>0</b>	<b>0</b>	<b>5188</b>

# Sunderland SHLAA sites Coalfield



0 270 540 1,080 1,620 2,160  
Meter

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Coalfield Sub Area							
Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
1	High Dubmire Phase 2, Mulberry Way	125	14	0	0		
32	Robertson Yard, Station Road, Peshaw	21	21	0	0		
61	Former Lambton Cokeworks Site, Elba Park	359	151	164	10		
74	Murton Lane	371	149	172	0		
75	Halliwell Street and Brinkburn Crescent	38	0	38	0		
76	West of Lyons Avenue	42	0	42	0		
86	Easington Lane Primary School Building	30	15	15	0		
87	Dubmire Primary School, Britannia Terrace	15	0	15	0		
99	Site of Windsor Crescent, Racecourse Phase 4	102	30	0	0		
110	Starks Builders yard, Hunter Street	25	0	25	0		
111	Land at Neil Street and the Bat Cave	66	35	0	0		
462	Hetton Downs Phase 1	120	120	0	0		
328	Hetton Downs Phase 2	145	72	73	0		
540	Hetton Downs Phase 3	60	20	40	0		
112	Site of former Broomhill Estate	157	120	30	0		
113	Site of Herrington Workingmen's Club	14	0	14	0		
115	Holmelands, land adjacent to - Hawthorn Street	168	59	109	0		
128	Black Boy Road (site A)	160	120	40	0		
129	Hetton Moor House land to rear of Seymour Terrace	117	0	0	0		117
130	Elemore Golf Club, land adjacent to - Pimlico Road	58	0	0	0		58
131	Southern House Farm, land at - North Road	8	8	0	0		
138	North Road, land at	200	130	70	0		

Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
139	South Lodge Farm, North Road	156	0	0	0		156
140	Hazard Lane, land off	97	0	0	0		97
141	Site of Former Boys Club and allotment Lyons Avenue	25	25	0	0		
142	Former Chilton Moor Cricket Club, Black Boy Road	30	30	0	0		
143	Lyons Cottage, land to rear of	25	0	25	0		
144	Coaley Lane Land at	63	0	0	0		63
146	Easington Lane Primary School Playing Fields, School View	40	20	20	0		
149	Aster Terrace, land at back of	60	0	60	0		
150	Land adjacent Newbottle Primary School, Houghton Road	12	0	12	0		
172	Forest Estate, Land at - High Street	120	0	80	40		
181	Houghton Road, Hetton, land at	200	0	0	0		200
193	SIG Combibloc Limited, Blackthorn Way	158	158	0	0		
194	Lambton Lane, land at	160	0	150	10		
197	Land to the east of former Broomhill estate	78	60	18	0		
230	Rutland Street, Hetton, land rear of	12	0	0	12		
236	Penshaw Garage, Cox Green Road	46	46	0	0		
272	North Farm, Warden Law Site 1, land at - Gillas Lane	330	0	0	0		330
273	North Farm, Warden Law Site 2, land at - Gillas Lane	95	0	0	0		95
274	North Farm, Warden Law Site 3, land at - Gillas Lane	108	0	0	0		108
275	North Farm, Warden Law Site 4, land at - Gillas Lane	165	0	0	0		165
280	Shiney Row Centre, Success Road	95	0	95	0		

Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
293	Low Moorsley, land at (Ennerdale Street)	600	0	0	0		600
305	Dubmire Industrial Estate- Phase 1, Mulberry Way	18	0	0	0		18
318	Moor Burn House, Dairy Lane	15	0	15	0		
330	Philadelphia Complex	448	120	150	120	38	
333	Fletcher Terrace, land at (Lumley Crescent)	15	15	0	0		
339	Land at Gillas Lane	61	61	0	0		
340	Front Street, Fence Houses, Land to the east of	48	0	0	0		48
341	Redburn Row, Land to the north of	55	55	0	0		
343	Grasswell, land at (Houghton Road)	450	0	0	0		450
344	Chilton Moor Gardens site 2 (Durham Street)	32	0	32	0		
365	Newbottle Site 2, Land at (Sunderland Road)	110	0	0	0		110
367	Coaley Lane, Land at	80	0	80	0		
372	Houghton Police Station, Dairy Lane	12	0	12	0		
375	Stott's Pasture, Golf Course Road	19	0	0	0		19
376	Chilton Gardens, Chilton Moor	25	0	25	0		
377	High Dubmire, Chilton Moor, Land at	30	0	0	0		30
381	Newbottle Site 1, Land at (Sunderland Road)	807	0	0	0		807
382	Dairy Lane, Site 1, Land at	18	0	18	0		
383	Dairy Lane, Sites 2 & 3, Land at	70	0	0	0		70
385	Sedge letch Site 1, Land at (Blind Lane)	242	0	0	0		242
386	Sedge letch Site 2, Land at (Blind Lane)	136	0	0	0		136
387	Sedge letch Site 3, Land at (Blind Lane)	28	0	0	0		28
388	Ennerdale Street, Low Moorsley, Land at	22	0	22	0		
410	Blind Lane, land to North of	22	22	0	0		

Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
411	Snippersgate, land at (South Hetton Road)	12	0	0	0		12
417	Rear Bee Hive Pub, Coaley Lane	250	0	0	0		250
421	Quarry House Lane, East Rainton	15	0	15	0		
422	Markle Grove, land to the east, East Rainton	105	0	0	0		105
423	Market Place, Houghton	65	0	0	0		65
425	Electric Crescent Allotments	14	0	0	0		14
437	Forest Lane land at	14	14	0	0		
440	Cragdale Gardens	60	0	60	0		
444	Biddick Woods	170	0	0	0		170
447	Former All Saints Church, Church Road Hetton	9	9	0	0		
448	Penshaw House	25	25	0	0		
458	Dubmire Industrial Estate, phase 2	53	0	0	0		53
459	Dubmire Industrial Estate phase 3 & 4	133	0	0	0		133
460	Land north of Black Boy Road (site B)	120	0	120	0		
501	Land adjacent to 143 Sunderland St	1	1	0	0		
492	18 High Street	4	4	0	0		
493	Car park to the west of The Burn PH	1	1	0	0		
494	Land at Chapel Street/Edward Street	6	6	0	0		
495	Site of former band hall	2	2	0	0		
486	Three Tuns Inn	4	4	0	0		
487	22/22a Bowes Lea	1	1	0	0		
488	Land to the North West of Grangewood Court	4	4	0	0		
469	Site of Kentmere House	16	16	0	0		
470	Former Gilpin House	7	7	0	0		

Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
473	Newbottle CA	6	6	0	0		
474	Hetton House, former Council Offices	9	9	0	0		
472	Former Hetton CA	6	6	0	0		
471	Former Bogg Row Offices	6	6	0	0		
468	Land north of Blackthorn Way, Sedgelych Industrial Estate	36	36	0	0		
134	Football pitch, Colliery Lane	20	20	0	0		
523	Shoulder of Mutton, Shiney Row	4	4	0	0		
524	The Cottage, Park View,	4	4	0	0		
525	34 Langdale Road,	1	1	0	0		
526	Black Boy Inn	1	1	0	0		
527	Land to rear of 12 Burham Close,	3	3	0	0		
528	173-177 High Street,	3	3	0	0		
529	Former Safari Coaches James Terrace	7	7	0	0		
464	Land east of Offerton	15	0	0	0		15
465	Land adjacent to Herrington Country Park	500	0	0	0		500
466	Land at West herrington	300	0	0	0		300
539	Land to the west of Mulberry Way	50	0	50	0		
536	Land to the north of Byer Square	35	0	0	0		35
542	Summerson Street	25	0	25	0		
543	Rear of Burdon Avenue	7	0	7	0		
545	Stanley Street/Gravel walks allotments	56	0	56	0		
549	Adjacent to 43 Whitefield Crescent	6	0	6	0		
550	Burnside Avenue	3	0	3	0		
551	North of Collingwood Drive	13	0	13	0		

<b>552</b>	Rainton Street	1	0	1	0		
<b>555</b>	Rear of Wynyard Street	19	0	19	0		
	<b>Total</b>	<b>10046</b>	<b>1876</b>	<b>2036</b>	<b>192</b>	<b>38</b>	<b>4749</b>

## Appendix 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **Tyne & Wear SHLAA Partnership Working**

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

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

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

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

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

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

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

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

## Sub-regional Data Consistencies

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Tyne & Wear Potential Development Sites Database

### - Site Survey and Initial Assessment Proforma -

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

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

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

#### 1. Site Details:

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

#### 2. Site Categorisation:

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

#### 3a. Site Constraints:

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

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

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

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

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

**4. Planning History:**

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

**5. Site Ownership:**

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

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

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

**8. Proximity to Key Services:**

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

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

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

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

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

**Representatives from:**

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

**Sub-regional key stakeholder panel**

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

## Appendix 2

### CLG Guidance for data sources

Figure 4: Sources of sites with potential for housing

<b>Sites in the planning process</b>
• land allocated (or with permission) for employment or other land uses which are no longer required for those uses
• existing housing allocations and site development briefs
• unimplemented/outstanding planning permissions for housing
• planning permissions for housing that are under construction
<b>Sites not currently in the planning process</b>
Examples:
• vacant and derelict land and buildings
• surplus public sector land
• land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development
• additional housing opportunities in established residential areas, such as under-used garage blocks
• large scale redevelopment and re-design of existing residential areas
• sites in rural settlements and rural exception sites
• urban extensions
• new free standing settlements

Figure 5: Sources of information

<b>Sites in the planning process</b>	<b>Purpose</b>
Site allocations not yet the subject of planning permission	To identify sites
Planning permissions/sites under construction (particularly those being developed in phases)	To identify sites
Site specific development briefs	To identify sites and any constraints to delivery
Planning application refusals	To identify sites – particularly those applications rejected on grounds of prematurity
Dwelling starts and completion records	To identify the current development progress on sites with planning permission
<b>Other sources of information that may help to identify sites</b>	
Local planning authority Urban Capacity Study	To identify buildings and land, and any constraints to delivery

Local planning authority Empty Property Register	To identify vacant buildings
English House Condition Survey	To identify buildings
National Land Use Database	To identify buildings and land, and any constraints to delivery
Register of Surplus Public Sector Land	To identify buildings and land
Local planning authority Employment Land Review	To identify surplus employment buildings and land
Valuation Office database	To identify vacant buildings
Local planning authority vacant property registers (industrial and commercial)	To identify vacant buildings
Commercial property databases e.g estate agents and property agents	To identify vacant buildings and land
Ordnance Survey maps	To identify land
Aerial photography	To identify land

## Appendix 3

### NE Methodology Category 1 and Category 2 sites

Category 1: Sites where zero housing potential should be ascribed

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

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

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

## **Appendix 4**

### **Sample survey pro-forma**

## Sunderland Strategic Housing Land Availability Assessment

### Site Survey and Initial Assessment Proforma

Surveyor Name:

#### 1. Site Details:

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

#### 2. Site Categorisation:

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

#### 3a. Site Constraints:

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

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

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

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

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

**4. Planning History:**

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

**5. Site Ownership:**

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

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

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

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

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

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

NOTES FOR SURVEY FORM

SECTION 4

Use Classes Order April 2006:

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



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To view further information online:

**[www.sunderland.gov.uk/shlaa](http://www.sunderland.gov.uk/shlaa)**

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