

Sunderland City Council Strategic Housing Land Availability Assessment (SHLAA)

DRAFT

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

- 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 PPS3 Housing (2006) requires all local planning authorities to:
 - identify specific, deliverable sites for the first five years of a development plan; (to be deliverable a site must be available, suitable and achievable).
 - identify specific, developable sites for years 6-10 and ideally years 11-15 ; (to be developable a site should be in a suitable location and there should be a reasonable prospect that the site is available for housing and could be developed at the point envisaged).
 - indicate broad locations for future growth for years 11-15 if specific sites cannot be identified.
- 1.2 The supply of land is demonstrated through the production of a Strategic Housing Land Availability Assessment (SHLAA), which assesses sites for their housing potential and when they could be developed by. The SHLAA is not a policy document that formally determines whether a site should be allocated or developed for housing purposes.
- 1.3 The primary role of the SHLAA will be to inform both the Core Strategy and the Allocations Development Plan Document of the city's Local Development Framework (LDF). It is the role of the LDF to determine which specific sites are to be allocated for housing purposes to best meet the objectives of the council. Preparation of all LDF documents will be subject to thorough public consultation in accordance with the adopted Statement of Community Involvement.
- 1.4 In addition to considering the long term potential of housing land local authorities are also required to demonstrate that they have a supply of deliverable land for housing for the next five years in line with PPS3. Since April 2007 PPS3 has required local authorities to establish their 5 year supply of deliverable sites whether or not they have adopted a core strategy. The city's first five year land supply report was published in March 2008 to cover the period 2008 -2013. The SHLAA will set the next five years' supply for 2009 - 2014 in the wider context of the 15 year supply of developable housing sites.
- 1.5 The requirements of a SHLAA are set out in PPS3 and CLG Strategic Housing Land Availability Assessments Practice Guidance. The key requirements 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;
- Potential quantity of housing that could be delivered on each identified site;
- Constraints on the delivery of identified sites and recommendations on how and when these constraints could be overcome.

- 1.6 The Sunderland SHLAA is a key component of the evidence base to support the delivery of sufficient land for housing to meet the city's need for more homes. Without a SHLAA evidence base the LDF could be proved to be unsound.
- 1.7 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 and managed and utilised as an evidence base when allocating sites within the LDF.

2.0 How much housing is Sunderland expected to deliver?

- 2.1 The adopted North East Regional Spatial Strategy sets an overall target of 14,960 dwellings for Sunderland between the years 2004-2021 (Table 1).

Table 1: RSS housing requirement

Years	2004 -2011	2011-2016	2016-2021	Post 2021
Average annual net additions	700	940	1,070	880

Source: RSS Policy 28

- 2.2 However, as Table 2 illustrates, since 2004 the number of net additions to the city's housing stock has not reached these targets partly due to high numbers of demolitions that have taken place within the city. These are largely related to the renewal programme of Gentoo, the city's biggest Registered Social Landlord.

Table 2: Actual performance

Year	RSS net allocation	Actual net out-turn*	Underperformance
04/05	700	370	330
05/06	700	245	455
06/07	700	123	577
07/08	700	186	514
08/09	700	249**	451

Total	3500	1173	2327
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*Source: SCC Planning and Environment Service

**Provisional

- 2.3 This underperformance has to be taken into consideration when setting out the city's housing requirements, increasing the future required net additions by 155 dwellings per year (averaged over the 15 year period, 2009 -2024). Table 3 therefore sets out the net housing requirements over the next 15 years.

Table 3: Sunderland net additional housing requirement

	2009/10 – 2013/14 (years 1-5)	2014/15 – 2018/19 (years 6-10)	2019/20 – 2023/24 (years 11-15)	Total (years 1-15)
RSS requirement	4,220	5,090	4,780	14,090
Performance adjustment*	775	775	775	2,325
Total housing requirement	4,995	5,865	5,555	16,415

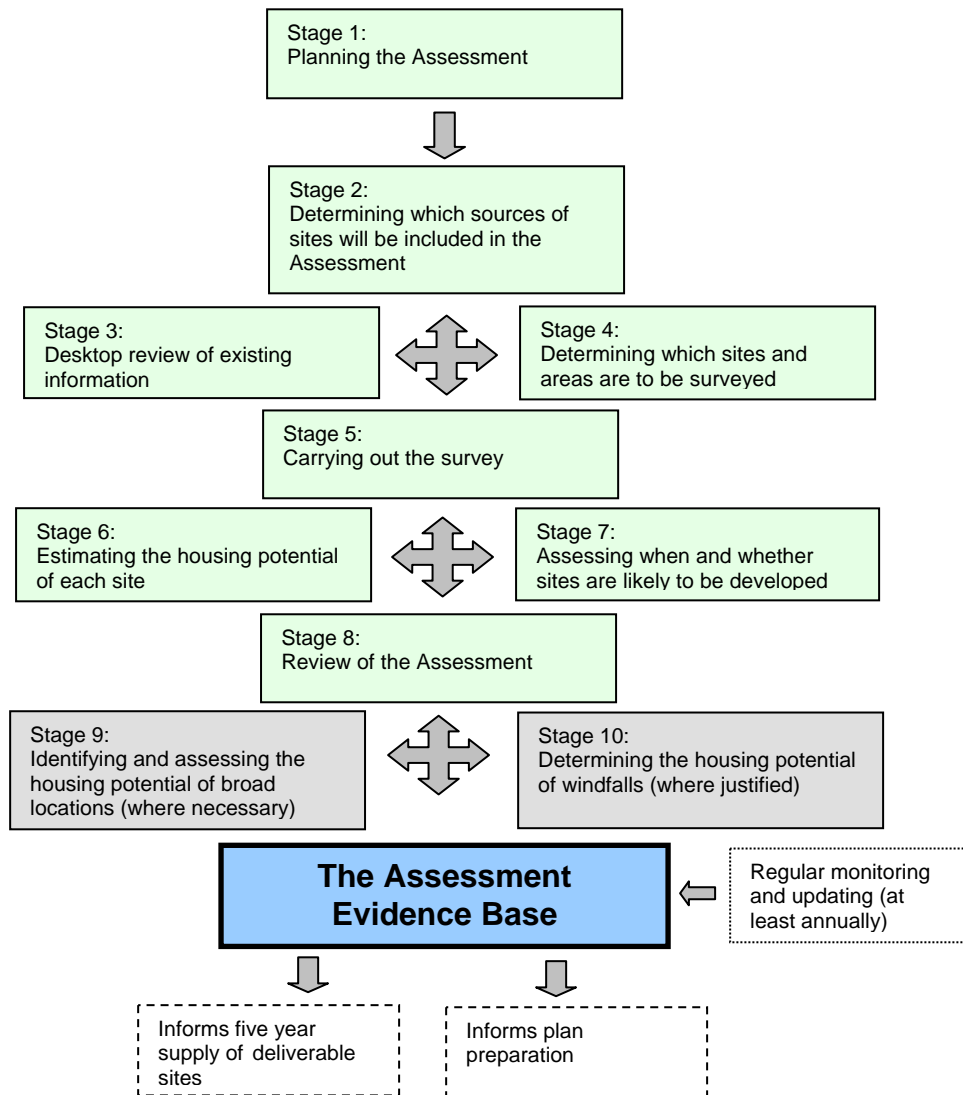
*2004-2009 under- performance averaged out over 15 yr period (155 a yr)

- 2.4 The SHLAA will provide the background information on the sites available within the city, to allow land to be allocated through the LDF to meet the required housing targets.

3.0 Methodology

- 3.1 This SHLAA has been produced in accordance with the Strategic Housing Land Availability Assessments Practice Guidance, CLG (July 2007) and has been designed to meet the core outputs that are set out in the guidance. The aim is to ensure a robust and transparent assessment which also meets the tests of soundness for development plans as set out in PPS12.
- 3.2 The SHLAA has 8 main stages, with two further optional stages which cover broad locations and windfalls. The stages are set out in figure 1 below and an explanation of how the Sunderland SHLAA has taken account of the methodology follows in section 4 onwards.

Figure 1: The Strategic Housing Land Availability Assessment process and outputs



4.0 Planning the Assessment (Guidance Stage 1)

Working in Partnership

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

Federation (HBF). The CLG SHLAA Practice Guidance (2007) was used to help produce this regional implementation guide.

- 4.2 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.
- 4.3 The purpose of this group was 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.
- 4.4 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)
- 4.5 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

- 4.6 The Sunderland SHLAA was undertaken in-house by planning officers within the Planning Policy Section, 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 (see section 9) as well as representatives of external bodies such as Northumbria Water.

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 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 English Partnerships and the Housing Corporation.
 - sites in the city council's land and property database
 - the Gentoo renewal programme.
 - Other stakeholder interest, through a number of well-advertised public requests.
- 5.3 The latter public requests were undertaken through several initiatives: An initial call for sites took place in June 2007, where individual letters and e-mails were sent out to a wide range of people including, house builders, land owners, consultants and members of the stakeholder partnership.
- 5.4 The city council also took advantage of consultation events that were being undertaken for the Issues and Options stage of the Housing Allocations Development Plan Document (DPD) between October 2007 and February 2008, requesting site submissions for assessment. Sites were also put forward by the public as part of the DPD consultation workshops.
- 5.5 A further reminder call for SHLAA sites via letters and e-mails to potential interests took place in August 2008, whilst Sunderland was also included within a wider Tyne and Wear initiative in September 2008, organised on behalf of the five districts' partnership by the Tyne and Wear Research and Information Unit.
- 5.6 The various 'calls' drew out ??? sites that had not previously been identified by the other data sources.

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 scope of the assessment has, in general, not been narrowed down by existing policies which are designed to constrain development. The SHLAA is designed to provide a long term, flexible and robust evidence base and if policy restrictions are subsequently removed then sites can be re-examined through annual review. 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 and exclusions must be agreed within the partnership. As such, 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.

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 taken into consideration. It was agreed at a sub-regional level that it would be left to the individual discretion of each Local

Authority as to whether any site area should be applied to sites to be surveyed as part of the SHLAA. As such, Sunderland has used a minimum site size of 0.4ha or a site with the capability of delivering 10 or more dwellings.

- 5.14 This minimum size was used for the Unitary Development Plan (UDP, 1998) and has been used in the subsequent Urban Capacity Study (UCS, 2002) and Interim Housing Strategy for Housing Land (ISHL, 2006), continuing into the 2008 five year land supply assessment. This threshold is considered appropriate in terms of developing the housing sites database given the size of the city and the resources available to complete the study. However it has been estimated that sites of less than 0.4 ha or 10 dwellings capacity add approximately 100 dwellings per year to Sunderland's total (***Update of Urban Capacity Study Table 2.3***). It should always be born in mind that such sites, coming forward as windfalls, are a continuous and significant source of additional supply.
- 5.15 Subject to the above restriction, sites that were identified from the various data sources or that were submitted by interested parties were surveyed, irrespective of location. Due to the number of sites to be assessed planning officers who had detailed knowledge of certain areas were called upon to lead on particular areas for both the desk-top and site based data collection and survey work.

6.0 Carrying out the survey (Guidance Stage 5)

- 6.1 All planning officers who were involved in the SHLAA process were fully briefed on the requirements of both desk-top work and site visits to ensure a consistent approach was taken. The main tool for the survey work was a pro-forma designed for the purpose and agreed by the Tyne and Wear districts SHLAA Steering Group. This pro-forma recorded site details such as size, grid co-ordinates, present land use and housing compatibility with surrounding land uses (See Appendix 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 (by officers in pairs) to ensure relevant, consistent, up-to date information was gathered. Photographs were also taken of

each site for future reference. Certain information for the pro-forma was gathered through meetings and discussions with council officers and external bodies.

- 6.5 Discussions were held between the local planning authority, Northumbria Water and the Highways agency to determine the impact on utilities and trunk highways infrastructure. However, gas and electricity companies were less able to provide detailed information of their future plans. Discussions were also held with Children's Services to gain an overall picture of school capacity issues related to potential housing development.
- 6.6 Ownership and potential developer interest details formed part of the pro-forma assessment, of which details were taken from the correspondence submitted by developers/landowners, or from planning applications, or officers knowledge. On a number of private sites the ownership is at present not known.

7.0 Estimating the housing potential of each site (stage 6)

- 7.1 National guidance states that the estimation of a site's housing potential should be guided by the existing or emerging plan policy, particularly the approach to housing densities at the local level. The regional guide indicates that partnerships may wish to establish density ranges that they will apply. As such the Tyne and Wear districts have followed RSS Policy 29 density standards so that normally densities to be applied range between 30 to 50 dwellings per hectare. The Sunderland SHLAA estimates of capacity have been based on distance zones from the site to a city/town/district centre or Metro/train station. The densities are applied to the net residential area of the site as defined in PPS3 Appendix B.

Table 4: 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/ditricth centre or metro/train station

- 7.2 Where a site had a valid, recent, planning permission the capacity set out within the application was used. For sites within the Sunderland arc area (central Sunderland) where higher densities are expected to prevail, the arc business plan and UDP Alteration No 2 provided the guide to capacity, as discussed with the Sunderland arc Operations Director.
- 7.3 Where more clearly defined site capacity guidance was not available, say in the form of a planning permission or master plan, then thresholds were

used to assess the net residential development area, as agreed in the Tyne and Wear districts SHLAA Concept Paper.:

Table 5: 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%

7.4 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. This largely applies to the large residential areas that Gentoo is renewing. Actual demolitions have been taken into account in the total performance from 2004 to 2009 and these are thereby reflected in the under-performance adjustment made to the RSS requirement shown in Table 2.

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

7.6 From past records it is known that clearance as well as conversion to other uses of private housing occurs at an average rate of about 150 units per year (ISHL table 3.2). However most future private demolitions cannot be attributed to specific sites and, as with small windfalls developments that have not been included in the 5 year supply, it is similarly inappropriate to deduct such 'windfall' demolitions from the overall 5 year supply.

8.0 Assessing developability and deliverability (stage 7).

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

i) **'Deliverable'** – a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that

housing will be delivered on the site within five years from the date of adoption of the plan

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

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

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

8.3 **Suitability**

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

i) Policy restrictions: covered by categories 1 and 2 of the assessment as set out in section 5 or where the policy for adjoining land could adversely affect a sites suitability for housing; for instance a policy to develop an industrial complex.

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.

iii) Potential impacts, including effect upon landscape features and conservation. Some of these considerations were covered by categories 1 and 2 outlined at stage 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 Head of Land and Property 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, 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. However, as many of the factors for assessing achievability relate to commercial judgements, the external stakeholder workshop in January 2009 was a vital exercise to gain a better understanding of constraints.
- 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 first 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 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 Sunderland arc, Gentoo and the council's Land and Property section. Where no information exists construction rates derived from empirical data have been used. This data is in the form of a scatter graph plotting the average annual development rates for all sites fully constructed since 1993 – some 170 sites ranging from 10 houses to 380. (This graph is set out at appendix 5) The 'best-fit' line so produced allows for annual construction rates to be derived appropriate to the size of the site. It is worth noting that when the results were applied to previous estimates of construction rates that had been made by experienced planning officers, there was little overall change. The derived rates are also reasonably consistent with information on national build rates provided by the Home Builders Federation.

Prospects for site development and rates of construction have been considered by the Tyne and Wear districts SHLAA partnership and also by key organisations such as English Partnerships (latterly the Homes and Communities Agency) and Sunderland arc. All were aware of the current severe downturn in the housing market economy when considering the information included in the draft sites schedule.

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

- 9.1 Throughout the SHLAA process stakeholder involvement has been an important aspect to gain an up-to date picture of whether a site was deliverable or developable. Both internal (council officers) and external workshops were held to allow all stakeholders to be involved and ensure consensus about the sites.
- 9.2 The internal workshop took place over a full day in October 2008, with expert and experienced council officers attending who had previously

been given a full list and plans of each site before the event to consider any development issues.

- 9.3 The meeting was chaired by the SHLAA project leader, a senior planning officer from the Planning Policy Section, with other representatives from the following:
- Planning Policy
 - Development Control
 - Planning implementation
 - Transportation
 - Children's Services (Building Schools for the Future)
 - Children's Services (School place planning)
 - Children's Services (Capital and Admissions)
 - Land and Property
 - Local Housing Company.
- 9.4 Information gathered throughout the day was subsequently included within the SHLAA information schedule and sent back to the individual attendees for verification.
- 9.5 The external workshop in January 2009 was a full day event held jointly with South Tyneside Metropolitan Borough Council. This allowed stakeholders to attend one workshop covering both authorities, making better use of time and resources.
- 9.6 Invites and supporting information were sent to the invitees four weeks before the event, which was held in Sunderland at the Stadium of Light. Further updated information on Sunderland local planning authority's views on the deliverability and developability of sites was subsequently posted on the City Council's website before the event.
- 9.7 A wide range of interests were invited, comprising house builders, RSLs, agents, consultancies, government organisations, nearby local authorities and utilities providers (some 90 invites in all).
- 9.8 The workshop was organised as a drop in event, where invitees could discuss sites of interest to them. Sunderland displayed sites on maps covering each of its Area Regeneration Framework (ARF) areas. The maps included information about the delivery of the sites. The officers who undertook the desk-top assessments and site visits were on hand to discuss the sites in more detail and record any comments. Standard response forms were available, which requested details of the suitability, availability and achievability of sites. The comments were subsequently transferred to the SHLAA sites database.

- 9.9 The workshop event was well attended by 27 individuals and 9 Sunderland planning officers. Positive comments were received from the attendees on the format of the event and the information available.
- 9.10 Throughout the process the City Council's website hosted a SHLAA homepage where details were posted of progress, the procedure for site submissions, schedules of sites and details of the external workshop event (Appendix 6). In addition to this a number of individual letters were sent to residents who had previously expressed an interest in particular housing areas to gain further information to help determine whether sites were deliverable or developable. This exercise brought to light some further information about sites, such as details of local flooding problems.
- 9.11 Following the external workshop all details gathered were considered and the deliverability or developability of sites amended where necessary. The revised schedule was considered later in January by the Tyne and Wear districts SHLAA Panel that had been set up to help arbitrate on disputed 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 Area Regeneration Framework maps in this document. It should be noted that the colour coded maps show only the first five year period that house completions are expected. 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 Area Regeneration Frameworks (ARFs). 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 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 and where it was obtained from;
 - The site ownership by type – private; council; Gentoo and others.
 - The 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 at the consultation workshop are also indicated.
- 10.2 For ease of reading the schedule comprises a selection of information relevant to this report taken from the council's larger database schedule. The full database is available to view on the council's web site and also may be viewed at the Civic Centre on request.

Overall results

- 10.3 Table x summarises the results from the SHLAA schedule, setting out the total number of potential deliverable and developable dwellings within the next 15 years compared with the requirements (from Table 3). The proportion of greenfield and brownfield sites is also indicated.

Table 6: SHLAA results

	2009/10 -2013/14 Years 1-5	2014/15 – 2018/19 Years 6-10	2019/20 - 2023/24 Years 11-15	Total dwellings Years 1-15	Brownfield %	Greenfield %
Required	4,995	5,865	5,555	16,415		
Potential dwelling supply	7314*	5586	4350	17250	74	26

*Total includes 225 dwellings from deliverable small sites (under 10 dwellings) which have planning permission.

- 10.4 Table 6 shows that the total number of dwellings identified through the SHLAA is 835 dwellings, or 5% more, than the overall city requirement.
- 10.5 It can be seen the majority of sites make use of land which has been previously developed (brownfield land) and only a small percentage are greenfield sites. Brownfield land makes up to 74% of the total land in the SHLAA. If all the brownfield sites were to be selected for inclusion in the LDF the proportion against requirements rises to 78%. This would align with the RSS Tyne and Wear brownfield target of 80% for the sub-region (Policy 29).
- 10.6 The trajectory below is derived from the annualised total completions expected from the SHLAA sites. It is set against the LDF requirements. However this is not a reflection of the trajectory that will eventually result from the LDF Core Strategy and Allocations DPD.

TRAJECTORY DIAGRAM TO BE INCLUDED

SUMMARY TABLE BY ARF AND COMMENTARY TO BE INCLUDED

5 year supply of deliverable sites

- 10.7 What is also clear from table x is the amount of deliverable dwellings available in years 1-5, the RSS housing requirement for years 1-5 is 4,995 and the actual number of deliverable sites identified through the SHLAA is 7,314, 46% more than required. The table below summarises from the schedule in appendix x the broad categories of these deliverable sites.

Table 7: Sunderland's 5 year land supply **TO BE COMPLETED**

Status	Total units April 2009 to March 2014	Cumulative total
Sites under construction – units remaining at 31.03.09		
Not started with full permission		
Not started with outline permission		
UDP housing allocations		
ISHL sites		
Gentoo renewal		
Other Brownfield		

- 10.8 Of the 5 year requirement of 4,995 dwellings, **xx%** of these can be achieved from sites with planning permission and **xxxx** can be delivered by the addition of suitable sites already allocated in the saved policies of the UDP (including Alteration No.2).

Other developable sites

- 10.9 The number of identified developable sites for years 6-10 falls some 300 units short of the requirement. For years 11-15 the availability is around 1,200 short of the requirement. However, as indicated above the overall identified sites exceed the requirement and more sites have been identified than required for the first 5 years. As such this will ensure the city has a rolling supply of deliverable housing sites, which will result in the most suitable sites being brought forward first through the LDF process.
- 10.10 A small number of sites could continue to bring forward new housing post-15 years, with a total potential of a further 500 dwellings.
- 10.11 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 and the expected timescales of this have been built into the programming of sites through

the annualised schedules. As such it is considered that a continuous supply of deliverable and developable sites can be maintained.

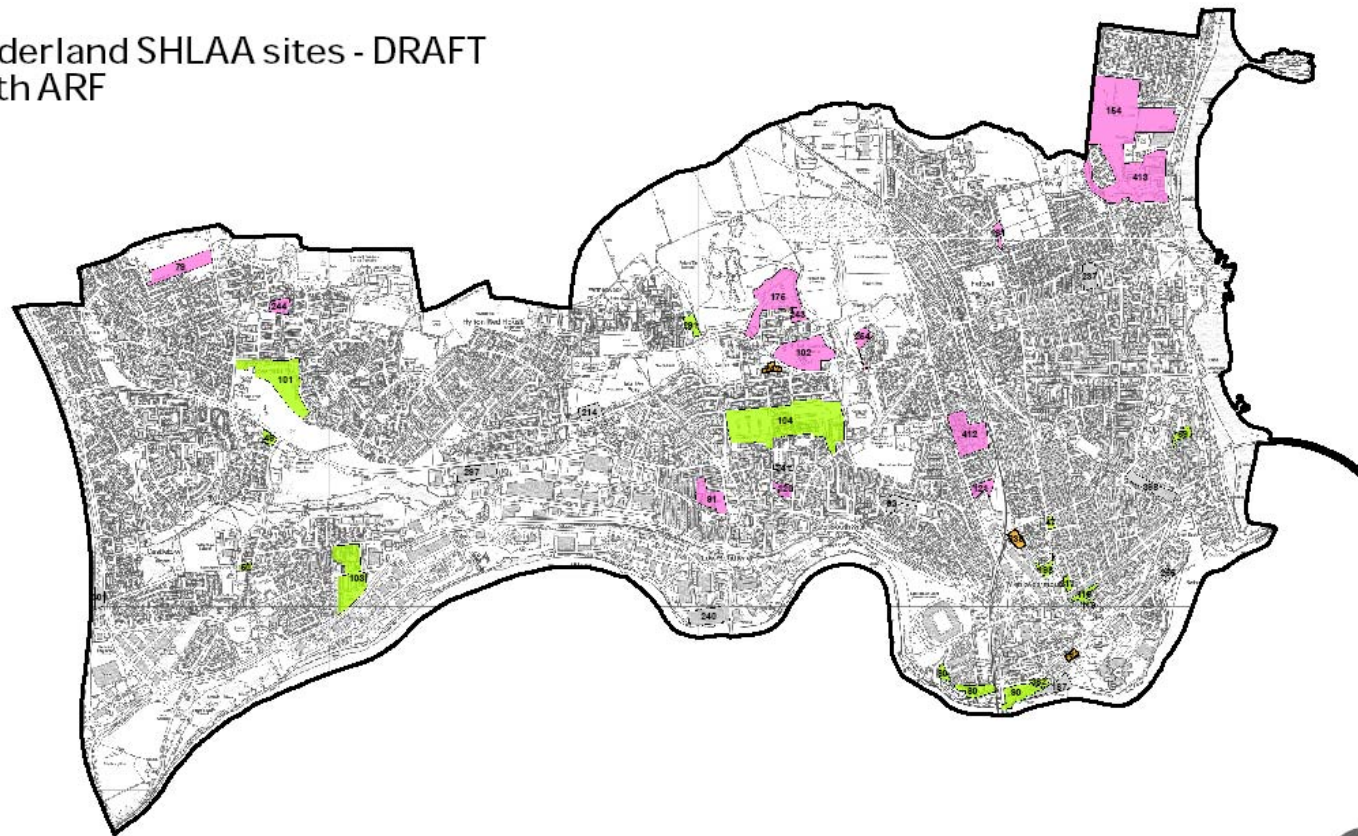
Broad areas and small windfalls






- 10.12 PPS3 says that if a local authority encounters a shortfall of suitable sites for years 11 to 15 of a SHLAA it is acceptable to indicate broad areas of the authority that might be suitable for the future identification of housing sites. It is considered in view of the SHLAA results that Sunderland does not need to identify any broad areas for extra development.
- 10.13 PPS3 paragraph 59 states that potential housing that might result from 'windfalls' (as defined in its footnote 31) should not be included in the first 10 years of supply unless the local planning authority can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances a realistic allowance should be included.
- 10.14 This SHLAA has shown that the council does not need to pursue the inclusion of a windfall allowance to meet its requirements. However, it has been explained that the study has not attempted to identify sites that would realise less than 10 dwellings due to the disproportionate resources that would be required for this exercise. It should be noted that evidence from past years shows that on average over 100 dwellings per year are provided from small sites in the city. These windfalls, which it is expected will continue at this level would add a further 1,300 dwellings to the SHLAA to 2023/24. This should be taken into account if SHLAA potential from specific sites comes under scrutiny.

11.0 Conclusion

- 11.1 The analysis demonstrates clearly that the City of Sunderland can identify sufficient suitable land for housing to maintain a 5 year rolling programme of deliverable sites over the next 15 years to meet its requirements.
- 11.2 The supply of deliverable sites will be monitored on an annual basis and be linked into the City Council's Annual Monitoring Report
- 11.3 Bringing forward the sites within the SHLAA will also achieve the brownfield target as set by RSS, helping maximise sustainable housing development.
- 11.4 This is the city's first SHLAA. It has involved intensive effort by the council's officers, in consultation with stakeholders and others, to amalgamate and present information on nearly 300 large housing sites. It is intended that subsequent annual reviews will build on the foundations of this report to further improve and extend the knowledge about the individual sites, as well as adding new sites to the schedule.

Sunderland SHLAA sites - DRAFT North ARF



-  North ARF boundary
-  Deliverable start within 1-5 years
-  Developable start within 6-10 years
-  Developable start within 11-15 years
-  Not currently developable

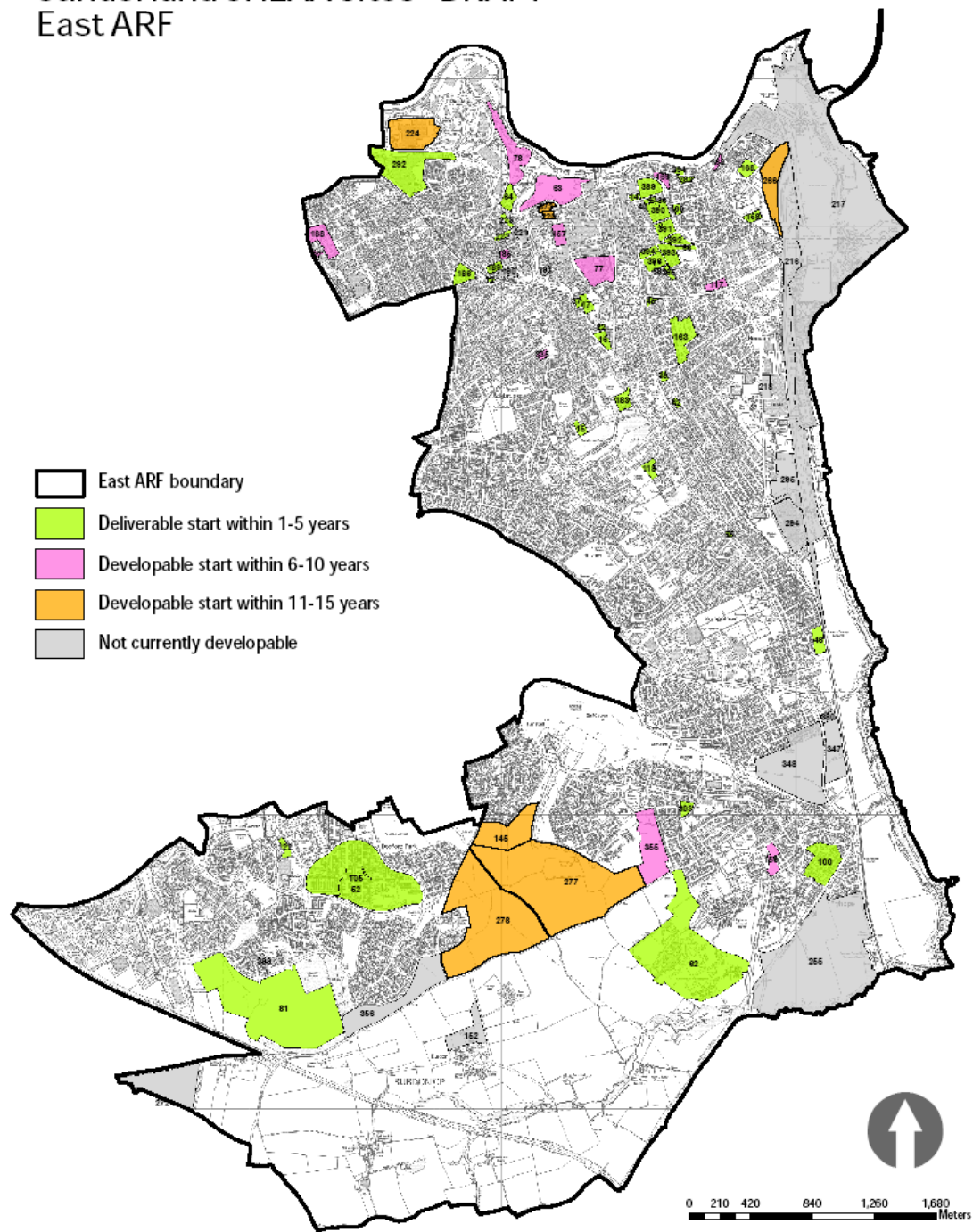
0 155 310 620 930 1,240 Meters

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North ARF							
Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
47	Print Centre, Cardwell Street	35	35				
49	Health Centre, Coleridge Road, Castletown	27	27				
50	Saint Margaret's Church, Hylton Castle Road	12	12				
69	St Georges Terrace	14	14				
79	Hylton Lane	140		140			
80	Stadium village, Sheepfolds South	300	100	200			
90	Bonnarsfield. Saint Peters Wharf Phase 2 and 3	247	200	47			
91	Southwick Primary School	56		56			
92	Monkwearmouth College, Swan Street	27					
101	Kidderminster, Land east of Hylton Lane	90	90				
102	Carley Hill School, Emsworth Road	42		42			
104	Southwick Phase 1, 2 to 6 Faber St and Shakespear St	250	250				
103	Castletown Aviary and Allotments	29	29				
119	Back Whickham Street	36	36				
120	St Hilda's Church, School and adjacent land	17		17			
121	Newcastle Road Baths	30		30			
161	Dovedale Road, land at	12		12			
175	Fulwell Quarry East, land at Bell House Road	160		60	100		
187	Bonnarsfield, land at - Palmers Hill Road	46					46
192	Manor Quay and Wearbank House, Charles Street	12			12		
198	All Saints House, Portobello Lane	21	21				
211	36 to 38 Roker Avenue	24	24				
214	Redcar Road, land at	24					24

237	Fulwell Junior School, Sea Road, Fulwell	27					
238	Portobello Lane, Roker Avenue	26			26		
240	West Quay, Crown Road, land at	68					
241	Ridley Street, Sunderland, Site of	10					
242	Ridley Street off Emsworth Road, Carley Hill site of 26 to 70 even	14			14		
243	Earlston Street, Eyemouth Lane, Carley Hill	14		14			
244	Downhill Centre, Kestevan Square, Downhill	35		35			
254	Fulwell Reservoir, Viewforth Terrace	21		21			
265	Beacon Drive, site at	10					
291	Dagmar Public House, land adjacent to - Whitchurch Road	39	39				
297	Former Arriva Depot, North Hylton Road	47					
301	Ferryboat Lane, land at	16					
362	Bonner's Field Industrial Units	16	16				
398	Givens Street, Roker, land at	26					26
412	Monkwearmouth Hospital, Newcastle Road	52		52			
413	Seaburn Amusements, Whitburn Road	176		50	126		
154	Seaburn Camp, Whitburn Road	144		100	44		
		2392.00	893	876	322	0	96

Sunderland SHLAA sites - DRAFT East ARF



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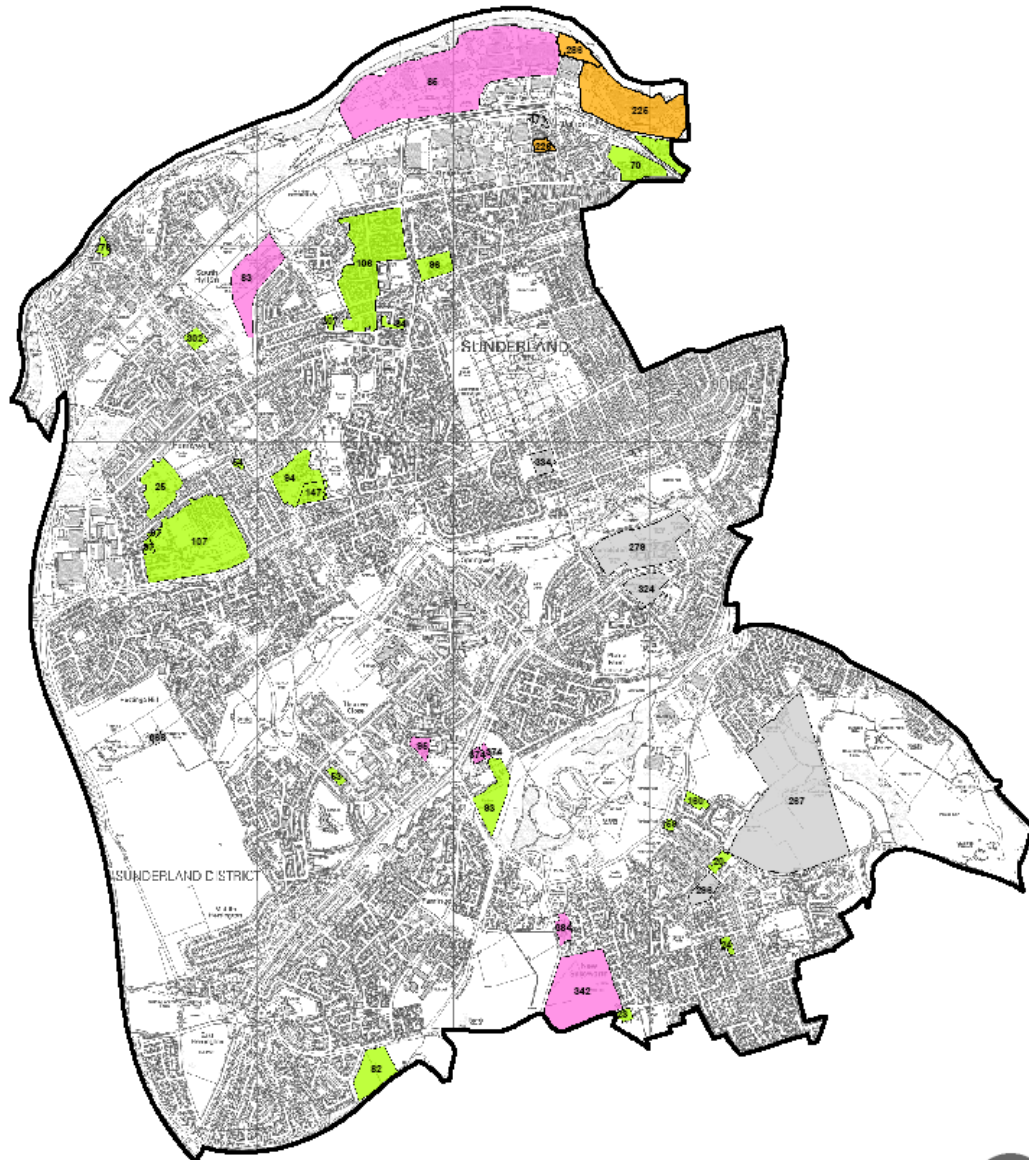
East ARF							
Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
12	Oval Guest House	23	23				
14	Bristol Street Motors, West Sunnyside	57	50				
15	Brookfield, Ashbrooke Road	16	11				
16	The Esplanade	38	38				
17	Benedict Building, St Georges Way	115	115				
18	42 to 45 Nile Street	23	23				
22	Saint Georges House, Saint Georges Square	10	10				
36	4-8 Villiers Street	34	34				
37	24-28 Stockton Road	24	24				
38	12-14 Gray Road	32	32				
40	187-193 High Street West	32	32				
42	Former Bus Depot, Toward Road	24	24				
43	178-185 High Street West	62	62				
44	The Bunker, Stockton Road	19	19				
45	Toward Road Service Station	40	40				
46	Angram Drive, Gill Bridge Avenue	19	19				
52	Doxford Park Phase 3	128	128				
62	Ryhope and Cherry Knowle Hospital	770	115	300	300	55	
63	Vaux Brewery (site of)	1000		690	310		
64	Farringdon Row phase 1	124	124				
65	Southmoor Service Station, Westholme Terrace	6	6				
66	5-18 Hudson Road (West Sunnyside)	25	25				
67	R and J Smith Motors Limited, Pallion Road	16		16			
68	8-12 Murton Street	45	45				

77	Holmeside Triangle, Park Lane	150		150			
78	Farringdon Row Phase 2-4	350		250	100		
81	Chapel Garth site part	650	110	265	275		
100	Ryhope Village	138	138				
105	Doxford Park Phases 3b, 4 and 5	358	50	29			
117	Dawson and Usher works Hendon	32		32			
118	Belford House, Ashcroft and Belford Close	21	21				
122	Doxford House, Warden Law Lane	10	10				
145	Burdon Road and Burdon Lane Site 11, land between	124			124		
152	Burdon Village, Burdon Lane	55					55
156	Ex North Block, Stockton Road	28		28			
157	Crowtree Leisure Centre	45		45			
158	Former Orphanage/East CA, Moor Tce	18	18				
162	High Street East, land at	14		14			
163	Amberley Street and Harrogate Street, land at - Mowbray Road	79	79				
166	Numbers Garth and Former School, Russell Street	75		75			
168	Burleigh Garth, Prospect Row	36	36				
169	Covent Garden, Cork Street	12	12				
183	Ashburn House, Ryhope Road	26	26				
185	Wearmouth Hall site, Chester Road, land to rear of existing - Wharncliffe Street	19		19			
186	University Precinct, Chester Road	56	56				
189	Forster Building, Chester Road	26	26				
190	Technology Park, Chester Road	33					33
191	Priestman Building, 1-2 Green Terrace	14					14
216	Hendon Sidings, Sunderland	370					
217	The Port	1335					

218	Littlewoods Home Shopping Group, land adj to - Commercial Road	23					23
220	Former Fire Station, Dun Cow Street	19			19		
221	Hind Street/Hope Street/Silksworth Row Site	34					
222	Waterworks Road	19	19				
223	Johnson Street	23			23		
224	Deptford works, Pallion New Road	159			159		
255	South Ryhope, land at - Sea View	700					700
264	Scotia Quay, Low Street	10	10				
266	Hendon Sidings, Prospect Row, Sunderland	80			80		
277	Burdon Road and Burdon Lane, Site 6, land between	600			300	300	
278	Burdon Road and Burdon Lane, Site 3, land between	460			300	160	
282	High Street East	17	17				
292	Lisburn Terrace Site 2, land at	317	240	77			
294	Paper Mill, Commercial Road	80					
295	Spelter Works Road, land north of - Commercial Road	80					
303	Ryhope Street, land at back of	28	28				
335	1-4 Thornhill Park	28		28			
347	Ryhope Road, land East of	72					72
348	Ryhope Road, land west of	245					245
355	Rushford Phase 2, Burdon Road and Burdon Lane, Site 9, land between	114		90	24		
356	Burdon Road/Hall Farm Road, land at	150					150
373	Gillbridge Police Station	25			25		
380	Grangetown Autos, East side of Ryhope Road	25					
389	Sunniside, North East Sector - West Wear Street	100	100				
390	Sunniside, Central Area - Sanns Street	140	140				
391	Sunniside, Nile Street (South) - Coronation Street	70	70				

392	Sunniside, Tavistock Gateway - Hudson Road	40	40				
393	Sunniside, Hudson Road, Tatham Street	80	80				
394	Sunniside, Borough Road	20	20				
395	Sunniside, Tatham Street Car Park	30	30				
396	Sunniside, Tavistock Place	80	80				
399	West of Portland School, Chapel Garth, land to - Hall Farm Road	11					11
		10635	2455	2108	2235	515	1303

Sunderland SHLAA sites - DRAFT West ARF



- West ARF boundary
- Deliverable start within 1-5 years
- Developable start within 6-10 years
- Developable start within 11-15 years
- Not currently developable



0 135 270 540 810 1,080 Meters

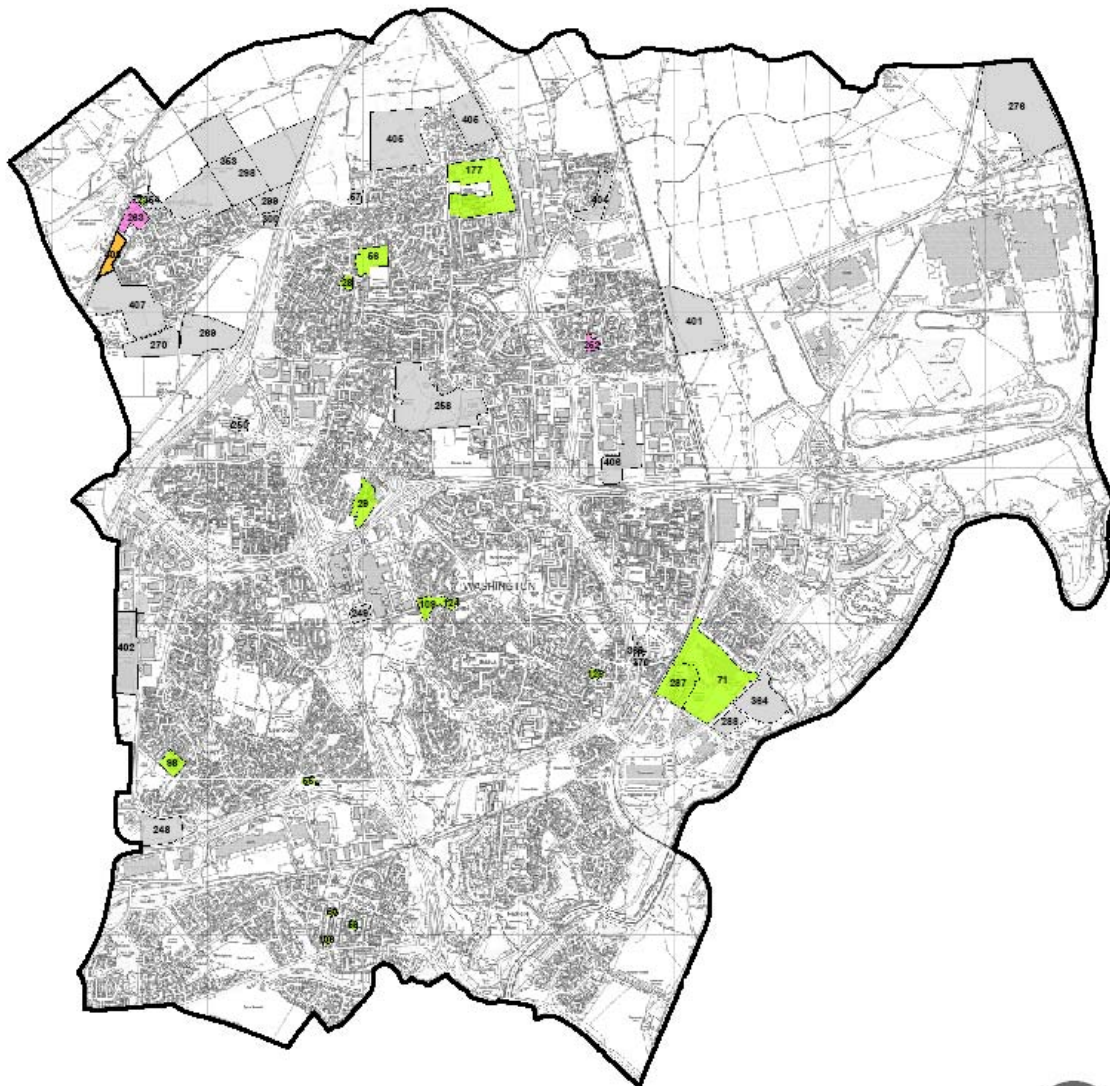
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West ARF

Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
20	Warwick Road Garage	57	57				
23	The Oaks	10	10				
24	Leonard House, site of - Vane Street	40	40				
25	Parkhurst Road Swiften Drive	120	120				
53	Land rear of Thorney Close Club, Thorndale Road	30	30				
54	Former Eagle Public House, Portsmouth Road	13	13				
70	The Forge, Pallion	170	170				
82	Clinton Place	86	86				
83	Quarry View School	270		250	20		
84	Priestman Court land at	12	12				
85	Groves, Woodbine Terrace	1000		500	500		
93	North Moor Lane	100	30	70			
94	Grindon Hall Christian School, Nookside	39	39				
95	Thorney Close Primary School, Torquay Road	30		30			
96	Felstead School, Fordfield Road	71	71				
97	Pennywell Phase 7	42	42				
106	High Ford Estate, Phases 1 to 5 incl Flodden Road	192	140	52			
107	Pennywell phases 2 to 6	238	238				
147	Greenway House, Nookside	46	46				
159	Sportsman's Arms, land adjacent to - Durham Terrace, Silksworth	12	12				
160	East of Silksworth Lane - Dene Street	30	30				

171	Former Pallion Station site	16					16
176	Sunniside, land at	16	16				
188	Clanny House, Peacock Street West	55		55			
225	Former Shipyard, Pallion New Road	500			500		
226	Pallion Primary School, Waverley Terrace	17			17		
267	Elstob House Farm, land at - Tunstall Road	480					480
279	Bede Centre and surrounding land, Durham Road	135					135
286	Woodbine Terrace/Ditchburn Terrace, land north end of	65			65		
296	Allotment Site Lincoln Avenue	32					32
302	Hylton Bank, land at	22	22				
307	Ford and Hylton Social Club	10	10				
324	Durham Road and Tudor Grove, land east of	60					60
334	Holy Cross Home, Ettrick Grove	30					
342	Mill Hill, Land at - Silksworth Lane	168		168			
366	Hastings Hill Farm, Foxcover Road	14					14
374	Farringdon Police Station, Primate Road	47		47			
384	Hunters Lodge, Silksworth Close	18		18			
		4293	1234	1190	1102	0	737

Sunderland SHLAA sites - DRAFT Washington ARF



-  Washington ARF boundary
-  Deliverable start within 1-5 years
-  Developable start within 6-10 years
-  Developable start within 11-15 years
-  Not currently developable



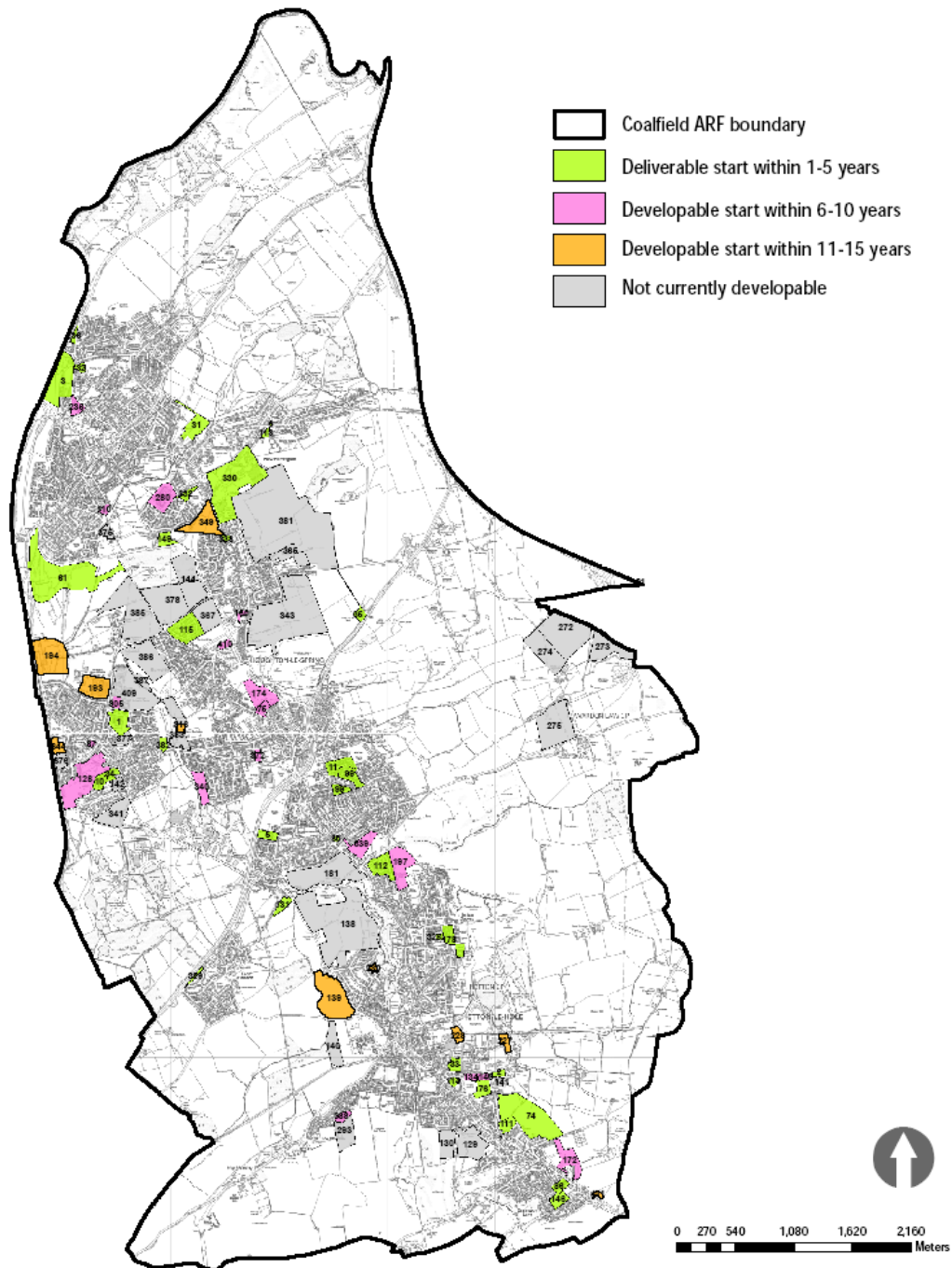
0 200 400 800 1,200 1,600 Meters

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Washington ARF							
Site Ref.	Site Name	Site Capacity	Deliverable 1-5	Developable 6-10	Developable 11-15	Post 15	Not currently developable
28	Well bank School	25	25				
29	Moorway Thorngill	96	96				
55	West of Burtree, Cambrian Way	28	28				
56	High Usworth Infant School, Well Bank Road	109	109				
57	George Washington Hotel land adjacent to, Stone Cellar Road	16	16				
59	Site of Middle Close	13	13				
60	19 - 26 Westward Place	16	16				
71	Cape Insulation, Barmston Road	130	130				
72	Land at Warren Lea	10	10				
98	Ayton Primary School, Gold Crest Road	51	51				
108	1 to 8 Westward Place, Harraton	8	8				
109	Glebe Parkway	63	63				
124	Glebe Village House, Dryborough	23	23				
125	Woodlands	40	40				
177	Former Usworth Comprehensive School Site A, Station Road	109	109				
248	Emerson House, Emerson Road	106					
249	Galleries Car Park adj to Asda	30					
250	B & Q Warehouse (former), Armstrong Road	20					
252	Hastings Court	20		20			
258	Albany Park, Spout Lane	260					260
263	Springwell Road	48		48			
269	Blue House Fields, Springwell Road	115					115
270	Mount Lodge, Mount Lane	72					72

276	North Hylton	333					333
287	Wilden Road Pattinson - Station Road	80	40	40			
288	East of Pattinson Road and South of Sewage Works Site 2, land to	48					
298	Usworth House Farm, land at	403					403
299	Peareth Hall Farm, Peareth Hall Road	45					45
300	Springwell Trust meeting house, Peareth Hall Road	24					
353	Usworth House Farm, land at - Highbury Avenue	221					221
354	Warren Lea, land rear of - Springwell Road	25					
364	Pattinson Road, land south of	95					
369	Units 1-22 Swan (North) Industrial Estate	22					
370	23 Edison Road (works depot), Swan (North) Industrial Estate	16					
401	East of Sulgrave Road, land at	180					180
402	Crowther Industrial Estate, land at - Brockwell Road	123					
404	West of Waterloo Road (Sulgrave Industrial Estate) , land to	45					
405	Green Belt Land at Golf Course (George Washington Hotel) - Stone Cellar Road	280					280
406	Bentall Business Park, land at - Tower Road	66					
407	Milton Place, Mount Lane, Springwell	176					176
408	North and Rear of Windsor Terrace, Land at	27			27		
		3617	777	108	27	0	2085

Sunderland SHLAA sites - DRAFT Coalfield ARF



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Coalfield ARF							
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	26				
2	Lyons Garage, Colliery Lane	25	25				
3	NEEB site of - Station Road, Penshaw	149	33				
5	Davenport School, Old Durham Road	57	31				
6	Former Flighters Pub, West Lea	11	5				
10	Chilton Moor Phase 2, Avon Crescent	40	40				
11	Windsor Crescent, Racecourse Estate, Hall Lane	83	83				
30	Cross House Farm, Hetton Road	7	7				
31	East of Windermere Crescent	75	75				
32	Robertson Yard, Station Road, Penshaw	20	20				
33	John Helen's Depot, Colliery Lane	46	46				
34	Chilton Moor Phase 3, Avon Crescent	34	34				
35	Over the Hill Farm, Durham Road	10	10				
61	Former Lambton Cokeworks Site	350	200	150			
74	Murton Lane	371	170	201			
75	Halliwell Street and Brinkburn Crescent	38		38			
76	West of Lyons Avenue	68	68				
86	Easington Lane Primary School Building	41	41				
87	Dubmire Primary School, Britannia Terrace	15		15			
99	Site of Windsor Crescent/Hall Lane	123	123				
110	Starks Builders yard, Hunter Street	25		25			
111	Land at Neil Street and the Bat Cave	72	72				
112	Broomhill Estate Phase 1 and 2	6	6				
113	Site of Herrington Workingmen's Club	14	14				

114	Moor House, Four Lane Ends	50	50				
115	Holmelands, land adjacent to - Hawthorn Street	123	123				
128	Black Boy Road land at	100		80	20		
129	Hetton Moor House, Land to rear of - Seymour Terrace	117					117
130	Elemore Golf Club, land adjacent to - Pimlico Road	58					58
131	Southern House Farm, land at - North Road	16	16				
134	Football pitch, Colliery Lane	21		21			
138	North Road, land at	475					
139	South Lodge Farm, North Road	156			156		
140	Hazard Lane, land off	97					97
141	Lyons Avenue, land off	16					
142	Former Chilton Moor Cricket Club, Black Boy Road	30					
143	Lyons Cottage, land to rear of	25		25			
144	Coaley Lane Land at	63					63
146	Easington Lane Primary School Playing Fields, School View	40	40				
149	Aster Terrace, land at back of	60	20	40			
150	Land adjacent Newbottle Primary School, Houghton Road	12		12			
172	Forest Estate, Land at - High Street	120		120			
174	Houghton Colliery	113		66	47		
178	Downs Pit Lane, land to the North - Regent Street	60	60				
181	Houghton Road, Hetton, land at	200					200
193	SIG Combibloc Limited, Blackthorn Way	90			90		
194	Lambton Lane, land at	140			140		
197	Eppleton Primary School, land north of - Church Road	115		115			
227	Hetton Lyons Industrial Estate, Colliery Lane	27			27		

228	Hetton Lyons Industrial Estate	27			27		
230	Rutland Street, Hetton, land rear of	12			12		
235	Manor House, Station Road, Penshaw	26		26			
236	Penshaw Garage, Cox Green Road	15	15				
272	North Farm, Warden Law Site 1, land at - Gillas Lane	330					330
273	North Farm, Warden Law Site 2, land at - Gillas Lane	95					95
274	North Farm, Warden Law Site 3, land at - Gillas Lane	108					108
275	North Farm, Warden Law Site 4, land at - Gillas Lane	165					165
280	Shiney Row Centre, Success Road	95		95			
293	Low Moorsley, land at (Ennerdale Street)	79					79
305	High Dubmire, land at - Mulberry Way	18		18			
318	Moor Burn House, Dairy Lane	15			15		
328	Princess Gardens, land at (Regent Street)	11	11				
329	Highfield Hotel, Durham Road	11	11				
330	Philadelphia Complex Site 3	278	200	78			
332	Philadelphia Lane, Success Road	22	22				
333	Fletcher Terrace, land at (Lumley Crescent)	16	15				
339	Land at Gillas Lane	75		75			
340	Front Street, Fence Houses, Land to the east of	48		48			
341	Redburn Row, Land to the north of	89					
343	Grasswell, land at (Houghton Road)	450					450
344	Chilton Moor Gardens site 2 (Durham Street)	32			32		
349	Philadelphia Junction, land at (Philadelphia Lane)	86			86		
365	Newbottle Site 2, Land at (Sunderland Road)	16					16
367	Coaley Lane, Land at	55					

372	Houghton Police Station, Dairy Lane	12		12			
375	Stott's Pasture, Golf Course Road	19					19
376	Chilton Gardens, Chilton Moor	25					
377	High Dubmire, Chilton Moor, Land at	30					
378	North of Coaley Lane, land at	27					
381	Newbottle Site 1, Land at (Sunderland Road)	807					807
382	Dairy Lane, Site 1, Land at	18	18				
383	Dairy Lane, Sites 2 & 3, Land at	70					70
385	Sedge letch Site 1, Land at (Blind Lane)	242					242
386	Sedge letch Site 2, Land at (Blind Lane)	136					136
387	Sedge letch Site 3, Land at (Blind Lane)	28					28
388	Ennerdale Street, Low Moorsley, Land at	22		22			
409	Dubmire Industrial Estate, Sedgely Road	170					
410	Blind Lane, land to North of	22		22			
411	Snippersgate, land at (South Hetton Road)	12			12		
		7943	1730	1304	664		3080