

# Annual Position Statement

July 2020



### Appendix 1: Five Year Land Supply Schedule

SHL AA Ref No	Site Name	Present Planning Status	Developer	Planning Ref.	Total number of net units	NPPF Annex 2 Deliverability Criteria	Category A & B Sub Category	Completions pre 2015	Completions 2015/16	Completions 2016/17	Completions 2017/18	Completions 2018/19	Completions 2019/20	Completions prior to 1st April 2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions post 5 year period
142	Former Chilton Moor Cricket Club, Black Boy Road	Permitted – Under Construction	Esh/Bernicia	19/00253 /FUL	34	A	Detailed Consent	0	0	0	0	0	0	0	30	4	0	0	0	0
728	12-13 Toward Road	Permitted – under construction	Mahady Developments Ltd	18/01450 /PCJ	12	A	Detailed Consent	0	0	0	0	0	0	0	12	0	0	0	0	0
56	High Usworth School, Well Bank Road	Permitted – under construction	Gentoo Housing (Private Arm)	16/02266 /FU4	56	A	Detailed Consent	0	0	0	0	0	28	28	28	0	0	0	0	0
061	Former Lambton Cokeworks Site (Elba Park)	Permitted – under construction	Barratt Developer /BDW Trading Ltd	09/02328 /REM	359	A	Detailed Consent	139	16	54	34	29	37	309	36	14	0	0	0	0
062	Ryhope and Cherry Knowle Hospital	Permitted – under construction	Barratt/HCA	16/01524 /HYB	800	A	Detailed Consent	0	0	0	0	4	84	88	50	55	60	60	60	427
081	Chapelgarth site	Permitted – under construction	Siglion/Millers	16/00388 /HY4 16/02356 /LR4	750	A	Detailed Consent	0	0	0	0	5	33	38	30	60	75	60	60	427
086	Former Easington Lane Primary School Building	Permitted – under construction	Place First	18/01963 /FU4	116	A	Detailed Consent	0	0	0	0	0	0	0	0	26	30	30	30	0

087	Former Dubmire Primary School, Britannia Terrace	Permitted – under construction	Karbon Homes	18/02002 /FU4	17	A	Detailed Consent	0	0	0	0	0	0	0	0	17	0	0	0	0	0
106	High Ford Estate, Flodden Road	Permitted – under construction	Gleeson Homes Ltd	11/01794 /FUL	285	A	Detailed Consent	46	21	51	32	36	42	228	35	22	0	0	0	0	0
107	Phases 1-6, Chester Road	Permitted – under construction	Gentoo	18/00255 /FU4	500	A	Detailed Consent	0	0	0	0	0	0	0	0	28	28	31	31	382	
112	Site of former Broomhill Estate.	Permitted – under construction	Gentoo	16/01161 /FU4	128	A	Detailed Consent	0	0	0	0	35	48	83	30	15	0	0	0	0	
138	Land at North Road	Permitted – under construction	Persimmon	17/00806 /REM	300	A	Detailed Consent	0	0	0	0	0	29	29	28	35	40	40	40	88	
154 A	Seaburn Camp, Whitburn Road (North)	Permitted – under construction	Miller	18/00609 /FU4	64	A	Detailed Consent	0	0	0	0	0	0	0	30	34	0	0	0	0	
324	Land to the East of Durham Road and Tudor Grove	Permitted – under construction	BDN Ltd	14/01638 /FUL	8	A	Detailed Consent	0	0	0	0	0	2	2	6	0	0	0	0	0	
328	Hetton Downs Phase 2	Permitted – under construction	Gleeson Homes Ltd	17/02178 /FU4	101	A	Detailed Consent	0	0	0	0	0	9	0	26	35	35	5	0	0	
355	Rushford Phase 2, Ryhope	Permitted – under construction	Persimmon	15/01789 /SUB	150	A	Detailed Consent	1		40	59	30	17	147	3	0	00	00	00	00	

356	Burdon Road/Hall Farm Road, land at	Permitted – under construction	Bellway	13/00799 /FUL	109	A	Detailed Consent	0	0	0	0	0	0	15	15	24	32	36	2	0	0
367	Coaley Lane, Land south of	Permitted – under construction	Gentoo	13/00799 /FUL	128	A	Detailed Consent	0	0	0	0	0	0	12	12	20	26	26	26	18	0
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Permitted – under construction	Persimmon	15/00815 /HYB 17/02445 /FUL	288	A	Detailed Consent			9	43	73	27	152	23	23	26	26	26	26	12
454	Teal Farm North	Permitted – under construction	Barratt & Hellens	12/00333 /FUL	566	A	Detailed Consent	222	93	70	69	33	42	529	35	2	0	0	0	0	0
468	Land north of Blackthorn Way, Sedgeleth Industrial Estate	Permitted – under construction	Keepmoat	16/01687 /OUT 19/00963 /FUL	138	A	Detailed Consent	0	0	0	0	0	0	0	30	68	40	0	0	0	0
504	Doxford Park Phase 6	Permitted – under construction	Gentoo	18/00438 /FUL	100	A	Detailed Consent	0	0	0	0	0	0	0	10	30	30	30	0	0	0
505	Doxford Park Phase 5	Permitted – under construction	Gentoo	13/01337 /FUL	155	A	Detailed Consent	0	12	41	39	46	16	154	1	0	0	0	0	0	0
531	Council Yard, North St, Silksworth	Permitted – under construction	Private	11/01908 /FUL	6	A	Detailed Consent	0	2	0	1	0	0	3	3	0	0	0	0	0	0

570	Land at Station Rd, Penshaw	Permitted – under construction	W and D Christie	17/01610 /FU4	14	A	Detailed Consent	0	0	0	0	4	6	10	4	0	0	0	0	0
693	Former Cheadle Centre, Caithness Road, Hylton	Permitted – under construction	Karbon Homes	17/02446 /FU4	19	A	Detailed Consent	0	0	0	0	0	0	0	19	0	0	0	0	0
724	Former Sunderland High School	Permitted – under construction	Your Life Management Services Ltd	17/01761 /FUL	57	A	Detailed Consent	0	0	0	0	0	0	0	57	0	0	0	0	0
726	9 - 12 Summerhill	Permitted – under construction	Bernicia	18/01849 /FUL	6	A	Detailed Consent	0	0	0	0	0	0	0	6	0	0	0	0	0
729	Sunderland Church High School, Mowbray Road	Permitted – under construction	Clearwater Developments	18/00485 /FDC	15	A	Detailed Consent	0	0	0	0	0	2	2	13	0	0	0	0	0
734	Beach View Guest House, 15 Roker Terrace	Permitted – under construction	JBSK Properties Ltd	18/01058 /FUL 19/01725 /SUB	8	A	Detailed Consent	0	0	0	0	0	0	0	8	0	0	0	0	0
737	6-10 Stockton Road	Permitted – under construction	A M Watt	19/01234 /PCJ	6	A	Detailed Consent	0	0	0	0	0	0	0	6	0	0	0	0	0
563	Hylton Skills Campus, North Hylton Road	Permitted – Not started	Karbon Homes	19/01427 /FU4	105	A	Detailed Consent	0	0	0	0	0	0	0	0	54	51	0	0	0

695	Stanley Terrace, Chester Road, Shiney Row	Permitted – Not started	Council	17/00866 /LP3	5	A	Detailed Consent	0	0	0	0	0	0	0	0	5	0	0	0	0
711	Kidderminster Road	Permitted – Not started	Gentoo Group	19/00214 /FUL	56	A	Detailed Consent	0	0	0	0	0	0	0	12	44	0	0	0	0
732	Avenue Vivian And Rose Avenue	Permitted – Not started	Gentoo Group	19/00974 /FUL, 20/00566 /VAR; 20/00704 /FUL	49	A	Detailed Consent	0	0	0	0	0	0	0	11	38	0	0	0	0
733	The Inn Place, Knollside Close	Permitted – Not started	The Inn Place Partnership	18/00749 /FUL	19	A	Detailed Consent	0	0	0	0	0	0	0	0	0	19	0	0	0
735	1 Roker Terrace and Side House, St Georges Terrace	Permitted – Not started	Mr Johnson	18/01108 /FUL	6	A	Detailed Consent	0	0	0	0	0	0	0	0	6	0	0	0	0
098	Ayton Village Primary School, Dunlin Drive, Ayton	Permitted – Under Construction	Vistry Group	19/01484 /FU4	56	A	Detailed Consent	0	0	0	0	0	0	0	0	14	42	0	0	0
197	Land to the east of former Broomhill Estate	Permitted – Not started	Gentoo	18/00075 /FUL	99	A	Detailed Consent	0	0	0	0	0	0	0	0	9	30	30	30	0
342	Land at Mill Hill, Silksworth Road	Permitted – Not started	Persimmon	18/01877 /REM	250	A	Detailed Consent	0	0	0	0	0	0	0	5	15	30	30	30	140
362	Bonnarsfield Industrial Units, Bonnarsfield Rd	Permitted – Not started	Private	16/02247 /FUL	40	A	Detailed Consent							0	0	0	40	0	0	0

421	Quarry House Lane, East Rainton	Permitted – Not started	Wynyard Homes	16/01541 /FUL	33	A	Detailed Consent	0	0	0	0	0	0	0	0	10	23	0	0	0
494	Land at Chapel Street/Edward Street	Permitted – Not started	Private	17/00652 /FUL	6	A	Detailed Consent	0	0	0	0	0	0	0	6	0	0	0	0	0
502	Vane Arms, Silksworth	Permitted – Not started	Private	17/01168 /FUL	7	A	Detailed Consent							0	0	0	7	0	0	0
565	Phoenix Tower Business Park, Castletown Way	Permitted – Not started	Berkeley DeVeer	18/00823 /REM 19/01834 /FUL	114	A	Detailed Consent	0	0	0	0	0	0	0	0	24	30	30	30	0
568	Fulwell Fire Station, Station Road	Permitted – Not started	TWFRS	18/01276 /FUL	28	A	Detailed Consent	0	0	0	0	0	0	0	0	28	0	0	0	0
703	Warm up Wearside Westbourne Terrace	Permitted – Not started	Private	16/01749 /FUL	9	A	Detailed Consent							0	0	0	9	0	0	0
738	Site of 1 to 12 Elmwood Square	Permitted – Not started	MCC Homes Ltd	18/01910 /FUL	5	A	Detailed Consent	0	0	0	0	0	0	0	5	0	0	0	0	0
739	6 Athenaeum Street and upper floors 25-26 Fawcett Street	Permitted – Not started	Mr Hodgson	19/00422 /PCJ	5	A	Detailed Consent	0	0	0	0	0	0	0	0	5	0	0	0	0


725	Camrex House	Permitted – under construction	Camrex House Ltd	18/00825 /FUL	50	A	Detailed Consent	0	0	0	0	0	0	0	0	50	0	0	0	0	0
702	Land adjacent to the Beehive PH, Blind Lane	Permitted (Outline) – Not started	Private	17/00979 /OUT	5	A	Outline Consent (not major development)	0	0	0	0	0	0	0	0	0	0	5	0	0	0
063	Vaux Brewery (site of), Gill Bridge Avenue	Permitted (Outline) – Not started	Siglion	15/02557 /HY4	200	B	Allocated CSDP Site/Outline Consent	0	0	0	0	0	0	0	0	0	0	60	40	40	60
388	Ennerdale Street, Low Moorsley, Land at	Permitted (Outline) – Not started	Private	12/01125 /OUT	40	B	Allocated Saved UDP Site/Outline Consent	0	0	0	0	0	0	0	0	0	0	0	10	30	0
426 A	Willow Farm land to south, Ryhope (North)	Permitted (Outline) – Not started	Persimmon	16/01502 /OU4	450	B	Allocated CSDP Site	0	0	0	0	0	0	0	0	0	5	30	50	50	315
128	Black Boy Road land at (Site A)	Permitted (Outline) – Not started	Persimmon	16/02123 /OU4 (Outline) 19/01826 /REM (Pending)	141	B	Outline Consent	0	0	0	0	0	0	0	0	0	15	30	30	30	36
079	Hylton Lane/Blaydon Ave, Hylton Lane	Application pending	Gentoo Group	18/00527 /FUL	71	B	Allocated Saved UDP Site	0	0	0	0	0	0	0	0	0	40	31	0	0	0
091	Southwick Primary School, Clarence Street	Application pending	Engie on behalf of Bernicia	19/01740 /FU4	37	B	Brownfield Register	0	0	0	0	0	0	0	0	0	37	0	0	0	0
194	Land at Lambton Lane	Application pending	Persimmon	17/00589 /FUL	252	B	Brownfield Register	0	0	0	0	0	0	0	0	0	15	30	30	30	147




330 A	Philadelphia Complex	Permitted (Outline) – Not started	Persimmon	14/00538 /HYB (Hybrid) 17/02246 /REM 19/00804 /REM (Pending)	463	B	Outline Consent	0	0	0	0	0	4	4	9	20	40	40	40	310
413	Seaburn Amusements, Whitburn Road	Permitted – Not started	Avant Homes	16/02056 /HY4 (Hybrid) 19/01750 /LR4 (Pending)	279	A	Detailed Consent	0	0	0	0	0	0	0	0	30	30	22	0	197
477	Land north of Burdon Lane	Applications pending	Consortium (Taylor Wimpey, Persimmon, Story)	18/00640 /FUL 19/01497 /HY4	1000	B	Allocated CSDP Site	0	0	0	0	0	0	0	0	0	30	45	60	865
407 c	Land north east of Mount Lane, Springwell Village	Allocated CSDP Site	Hellens /Esh	None at present	60	B	Allocated CSDP Site	0	0	0	0	0	0	0	0	13	26	21	0	0
463 A	Land to the west of Waterloo Road, Usworth (South)	Allocated CSDP Site	Story Homes	None at present	200	B	Allocated CSDP Site	0	0	0	0	0	0	0	0	0	31	36	36	97
465	Land adjacent to Herrington Country Park	Allocated CSDP Site	Taylor Wimpey	None at present	400	B	Allocated CSDP Site	0	0	0	0	0	0	0	0	0	8	36	40	316

567	Land adjacent to George Washington Golf and Country Club, Usworth	Allocated CSDP Site	Barratt/David Wilson Homes	None at present	<b>45</b>	B	Allocated CSDP Site	0	0	0	0	0	0	0	0	0	0	0	15	30	0
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## Appendix 2: Profiles of Each Site

<b>Site Name:</b> Former Chilton Moor Cricket Club, Black Boy Road						
<b>SHLAA Ref:</b> 142	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent			
<b>Developer:</b> Esh/Bernicia						
<b>Planning Reference:</b> 19/00253/FUL			<b>Decision Date:</b> 14/06/2019			
<b>Planning Description/Status:</b> Erection of 34 no. dwellings with associated access, landscaping and sustainable drainage system  Permitted – Under Construction						
<b>Progress of planning application:</b> Approved and pre-commencement condition discharged.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 34	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 30	<b>Units Not Started:</b> 4			
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>				
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> National House Building Council (NHBC) records indicate 30 units have commenced.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent under construction for 34 units.  Site is currently under construction with 30 units commenced. A developer proforma was not submitted. However, as it is a recent consent (June 2019) and 30 units are commenced already, the Council expect this site to deliver the units within the five year period. The Council have applied the delivery assumptions identified in the SHLAA Methodology to forecast delivery at a rate of 30 units per annum for year 1 and 4 units for year 2.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	30	4	0	0	0	0

<b>Developer Workshop May 2020:</b> No comments at workshop.  Following the workshop, the developer confirmed via e-mail that the forecasts remain accurate.					<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>	
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> Developer confirmed via e-mail that the forecasts were accurate, therefore the Council will take forward the original projections.						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	4	0	0	0	0
<b>APS Consultation Draft representations</b>  No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	4	0	0	0	0

<b>Site Name:</b> 12-13 Toward Road						
<b>SHLAA Ref:</b> 728	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent			
<b>Developer:</b> Mahady Developments Ltd						
<b>Planning Reference:</b> 18/01450/PCJ			<b>Decision Date:</b> 26/10/2018			
<b>Planning Description/Status:</b> Prior approval for change of use from offices to 12 residential apartments  Permitted – under construction						
<b>Progress of planning application:</b> Prior approval approved. No conditions attached to prior notification.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 12	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 12	<b>Units Not Started:</b> 0			
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> Work commenced on site early 2020 and developer confirmed via e-mail that the site will be complete December 2020, which takes into account delays as a result of COVID-19.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent for change of use from offices to residential apartments.  Site is currently under construction with 12 units commenced. A developer proforma was not submitted. However, as it is a recent consent (June 2018) and 12 units are commenced, the Council expect this site to deliver the units within the five year period. The Council have applied the delivery assumptions identified in the SHLAA Methodology to forecast delivery for this site, at a rate of 12 units per annum for year 1.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	12	0	0	0	0	0
<b>Developer Workshop May 2020:</b> No comments at workshop as developer did not attend.					<b>Workshop Outcome – Agreement</b> <input checked="" type="checkbox"/>	

Further correspondence with developer (June 2020) indicates that development has started on site, however COVID-19 will delay delivery of the apartments to December 2020. No change required regarding the delivery forecast, with all units anticipated to be delivered in year 1.	Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>
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**Steps SCC have taken post workshop and/or to resolve disagreement:**  
The Council has taken forward the projections based upon the correspondence with the developer which confirmed that the delivery rates are achievable.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	12	0	0	0	0	0

**APS Consultation Draft representations**

No representations or revised delivery forecasts were received to the draft APS consultation for this site.


Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-

**APS conclusion and final five-year housing supply forecast:**  
The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates.

**Overall Outcome –**  
Disputed Site   
Agreed Site


**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	12	0	0	0	0	0

<b>Site Name:</b> High Usworth School, Well Bank Road						
<b>SHLAA Ref:</b> 56	<b>Monitoring Delivery Sub Area:</b> Washington	<b>NPPF Annex 2 Category:</b> A		<b>A/B Sub Category:</b> Detailed Consent		
<b>Developer:</b> Gentoo Housing						
<b>Planning Reference:</b> 16/02266/FU4			<b>Decision Date:</b> 14/06/2017			
<b>Planning Description/Status:</b> Erection of 56 no. residential dwellings with associated access, landscaping and infrastructure works/ Permitted – under construction						
<b>Progress of planning application:</b> Approved and development under construction.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 56	<b>Units Complete:</b> 28	<b>Units Under Construction:</b> 16		<b>Units Not Started:</b> 12		
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> Development is under construction and started November 2018, with 28 units complete to date and a further 16 commenced. Developer has confirmed no delays to development via e-mail.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent, under construction for the development of 56 dwellings.  Site is under construction and well progressed with 50% of the site completed and 28% of dwellings under construction. Gentoo has a good track record of delivery in Sunderland, historically. Therefore, the Council considers the forecast to be reasonable and deliverable within the five year period given Gentoo's previous delivery rate of 28 dwellings on the site in 2019/20.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
28	28	0	0	0	0	0
<b>Developer Workshop May 2020:</b> No comments at workshop. Email received from Gentoo following workshop setting out revised trajectory with 29					<b>Workshop Outcome – Agreement</b> <input checked="" type="checkbox"/>	

completions by 01/04/20 and remaining 27 units to be completed in 20/21.						Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> Sunderland have retained existing forecasts which are consistent with latest projections from Gentoo. The difference in completions prior to 01/04/2020 is based on Council records, with the additional unit to be picked up as a completion in 20/21.						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
28	28	0	0	0	0	0
<b>APS Consultation Draft representations</b>  No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is under construction, with a number of units already completed, and the developer has confirmed the anticipated delivery rates for the remaining units.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
28	28	0	0	0	0	0



<b>Site Name:</b> Former Lambton Cokeworks Site (Elba Park)			
<b>SHLAA Ref:</b> 061	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent
<b>Developer:</b> Barratt Developer/BDW Trading Ltd			
<b>Planning Reference:</b> 09/02328/REM		<b>Decision Date:</b> 24/12/2009	
<b>Planning Description/Status:</b> Reserved matters application to discharge conditions attached to the outline planning permission with respect to phase two of the development (254no. dwellings comprising 37no. 2bed houses, 71no. 3 bed houses, 125no. 4bed houses and 21no. 5bed houses) with new access from Blind Lane. (Amended plans received 12.11.09).  Permitted – under construction			
<b>Progress of planning application:</b> Approved and development under construction. This application relates to the second phase of development on this site for 254 unit, with a site overall capacity of 359 units, (phase 1 being 105 units).			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 359	<b>Units Complete:</b> 309	<b>Units Under Construction:</b> 21	<b>Units Not Started:</b> 29
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> The developer has a good track record of housing delivery in the city. This is a large site which has been under construction for a number of years, 1st phase already complete and a number of units remaining on 2 <sup>nd</sup> phase.			
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent and under construction for development of 359 dwellings.  Developer was consulted at Workshop 1 (March 2020) and did not express concerns regarding initial site delivery forecasts for site 061. The developer proforma was not returned by the agreed deadline. As 89% of the site is completed and half of the remaining units are under construction, the Council forecast the delivery of 33 dwellings in year 1 and 8 dwellings in year 2 based on previous annual delivery rates on this site. The Council considered the forecast to be reasonable and deliverable within the five year period.			

No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
318	33	8	0	0	0	0

**Developer Workshop May 2020:**

No comments at workshop as the developer did not attend.

Developer contacted via email and followed up with a telephone call for a site update post-workshop.

**Workshop Outcome –**

- Agreement
- Disagreement (requires further discussion)
- Further information required

**Steps SCC have taken post workshop and/or to resolve disagreement:**

A further e-mail has been received by the developer confirming revised forecasts due to COVID-19 implications.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
318	27	14	0	0	0	0

**APS Consultation Draft representations**

No representations or revised delivery forecasts were received to the draft APS consultation for this site.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-

**APS conclusion and final five-year housing supply forecast:**


The inclusion of this site and its trajectory is not disputed. The site is under construction, with most units having already been completed, and the developer has confirmed the anticipated delivery rates for the remaining units. The trajectory has been revised to reflect changes to completion data, following a review by the Council. The Council incorrectly included in the draft APS that 318 units were complete when in fact Council records show that this was 309. The remaining 9 units are anticipated to be complete during year one.

**Overall Outcome –**

- Disputed Site
- Agreed Site

**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
309	36	14	0	0	0	0

<b>Site Name:</b> Ryhope and Cherry Knowle Hospital			
<b>SHLAA Ref:</b> 062	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent
<b>Developer:</b> Barratt/HCA			
<b>Planning Reference:</b> 16/01524/HYB		<b>Decision Date:</b> 26/06/2017	
<b>Planning Status:</b> Permitted – under construction			
<p><b>Progress of planning application:</b> Hybrid planning application seeking full planning permission for demolition of existing buildings and erection of 304no. dwelling houses (Use Class C3) and associated infrastructure and outline planning permission (all matters reserved except access) to erect up to 496no. dwelling houses (Use Class C3) including care village (up to 80no. bed spaces), up to 700sqm. of shops/services (Use Class A1 and/or A2 and/or A3 and/or A4 and/or A5) and associated landscaping and infrastructure</p> <p>1st phase of development which is the subject of the full element of the consent (304 units) is under construction (Barratt/David Wilson Homes)</p> <p>The site is the subject of an adopted Supplementary Planning Document (South Sunderland Growth Area- SSGA), which provides further guidance to this site and the wider area to ensure development is brought forward in a comprehensive manner.</p>			
<p><b>Funding/Bid Details:</b></p> <p>Sunderland City Council in partnership with Durham County Council submitted a funding bid to Ministry of Housing Communities and Local Government (MHCLG) in March 2019 as part of the Housing Infrastructure Fund (HIF). The HIF seeks to deliver new physical infrastructure to support new and existing communities; to make more land available for housing in high demand areas; to support ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply; and allow local authorities to recycle the funding for other infrastructure projects, achieving more and delivering new homes in the future.</p> <p>The joint bid for £25.4 million sought to secure money towards new roads and infrastructure to support housing growth in the South Sunderland Growth Area (SSGA), with some additional housing in Durham, unlocking approximately 4066 homes across the two Local Authority areas (3,636 homes in Sunderland). The full funding award of £25.4m</p>			

was approved as part of the Chancellor's budget announcements in April 2020 and has a spend date of March 2024, which is within the five-year land supply timescales.

This site forms part of the SSGA and will benefit from the HIF.

With regards to the schemes related to HIF, the following update infrastructure improvements have been identified:-

#### **School extensions/refurbishments-**

For the two school extensions required, permission is either in place or applications are currently pending. Works are programmed to start on site August 2020. Two school refurbishments are to be undertaken, one is to provide SEND (Special Education Needs and Disability) provision at a local primary school and the other is to provide additional class room space at a local secondary school, both programmed for 2022-23.

#### **New SEND School**

A new SEND school is to be provided in the vicinity of the SSGA, the site is within Council ownership and the initial designs have been prepared, the planning application is due to be submitted Winter 2020, with works onsite due to commence Summer 2021.

#### **Ryhope Doxford Link Road - Missing Link**

There are two sections of the Ryhope Doxford Link Road (RDLR) that remain to be delivered, these are the 'Fourth Arm' and the 'Missing Link', for which funding is sought through Section 106 contributions. The 'Missing Link' section is included within the HIF to enable forward funding and early delivery of the scheme.

In line with HIF timescales, the 'Missing Link' section has been designed to the preliminary stage, and supporting information is currently being prepared for submission of a planning application during 2020/2021. Subject to planning permission and no unforeseen delays; the intention is to commence works in 2021/2022 with a construction programme of approximately 12 months, resulting in completion at a mid-point within the five-year period.

Both sections will fully complete the RDLR, (the missing link is essential to the full development of all four sites within SSGA and the fourth arm allows for further alternative routes and distribution across the local road network), providing a strategic east to west road corridor connection; and greatly reduce the volume of traffic from SSGA related developments and alleviate impact on the Seaton Lane junction within Durham.

#### **Seaham Road improvement scheme (Neighbouring County Durham)**

A longer term highways scheme to address traffic growth in Seaham, County Durham has been funded through the HIF which will help alleviate traffic from SSGA but is not a planning requirement to be in place for developing the Sunderland housing schemes. The proposed works are programmed to start May 2021, with a 14 month construction programme, with completion anticipated July/August 2022.

In addition to HIF funding, funding has also been secured by Sunderland Council through the Growth and Housing Fund with the support of Highways England for the A19/A690 Durham Road Junction Improvement. This scheme involves improvements to two arms of the A19/A690 junction to increase capacity to address traffic growth from SSGA developments but also additional trips generated by other development south of the River Wear. The improvements to the two arms started on site in July / August 2019 and will be substantially complete in-August 2020, (these works were scheduled for completion April 2020, however are subject to a slight delay due to the COVID-19 pandemic).

**S106 Contributions and delivery**

It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for 3 of the 4 sites, with only the Land North of Burdon Lane site needing to reach agreement through the determination of pending planning applications.

It is also worth noting that the infrastructure identified above is only required to deliver the full SSGA allocation of approximately 3,000 dwellings across the 4 sites. Early phases of all sites are possible prior to the completion of the infrastructure works.

<b>Site Capacity:</b> 800	<b>Units Complete:</b> 88	<b>Units Under Construction:</b> 73	<b>Units Not Started:</b> 639
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<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>
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**Developers history of delivery in Sunderland and/or progress with site to date:**

The 1<sup>st</sup> phase of development, which is subject of the 2017 planning application is under construction as part of the full planning consent for 304 units, with both Barratt Homes and David Wilson Homes on site.

Barratt Homes and David Wilson Homes have a good track record of housing delivery within the city and this scheme has had very high numbers of completions in its first full year (84 units), which is in response to the site being a highly attractive greenfield, accessible site in a good market area.

The remaining units, which do not benefit from full planning consent are categorised as a Category B site, with the site being allocated in the CSDP and also being subject to outline consent.

The remaining phases of the development are anticipated to begin once this 1<sup>st</sup> phase comes to an end and the land owner (Homes England) is currently having informal discussions with the council and potential developers regarding this and increasing the overall site yield with the possibility for more units being delivered within the first five years. Discussions on this are being advanced due to the successful HIF bid and the funding now being in place for essential infrastructure.

As the site is included within the SPD for South Sunderland Growth Area a number of high level desktop survey/assessment work was undertaken to inform the SPD. In addition to this further detailed site investigations, surveys and assessments were undertaken at the hybrid/outline planning application stage

**Assumptions made by SCC when forecasting initial site delivery:**

Category A site with detailed consent and under construction.

Developer was consulted at Workshop 1 (March 2020) and did not express concerns regarding initial site delivery forecasts for the first phase of site 062. Site has two outlets on site and therefore the Council forecast delivery at a higher yield per annum (60 units), in line with the Council’s SHLAA Methodology. 2019/2020 completions for this site (84 units) demonstrate that the two outlets have exceeded the Council’s conservative forecast of 60 units per annum, in their first year of delivery. Therefore, the Council considers the forecast to be reasonable and deliverable within the five year period.

No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
88	60	60	60	40	40	452

**Developer Workshop May 2020:**

No comments at developer workshop. Barratts did not attend the workshop. Homes England indicated that more units could be delivered on site within the five year period through completions on the part of the site which currently benefits from outline planning permission. This reflects recent successful Housing Infrastructure Fund (HIF) bid.

Barratt contacted via email and followed up with a telephone call for a site update post-workshop.

**Workshop Outcome –**

- Agreement
- Disagreement (requires further discussion)
- Further information required

**Steps SCC have taken post workshop and/or to resolve disagreement:**

Barratts submitted revised assumptions via e-mail and the units within the five-year supply were reduced down due to annual decreases as a result of COVID-19 (total of 267 units), as such this has impacted on the overall delivery rate. However, the landowner, Homes England still anticipates delivery of the remaining phases starting within the five-year period. Notwithstanding this, the Council have taken a cautious approach and not increased the build out rate to reflect Homes England’s comments. The Council have applied the revised forecast for this site to take account of the impact of COVID-19 on delivery rates.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
88	36	36	36	36	36	532

**APS Consultation Draft representations**


No representations or revised delivery forecasts were received to the draft APS consultation for this site.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-

<p><b>APS conclusion and final five-year housing supply forecast:</b>  Further discussions have since taken place between the Council and the developer around the measures the Government has put in place to accelerate house building and house sales and as a result of this the developer has confirmed the site will deliver housing at a higher rate than proposed through BDW’s COVID19 forecast revisions, in the five year period.</p> <p>The inclusion of this site and its trajectory is not disputed. The site is under construction, with higher than average delivery of units in 2019/20. The developer has confirmed the anticipated delivery rates will take place in the next five years and take account of the impacts of COVID-19.</p>	<p><b>Overall Outcome –</b>  Disputed Site <input type="checkbox"/>  Agreed Site <input checked="" type="checkbox"/></p>
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**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
88	50	55	60	60	60	427

<b>Site Name:</b> Chapelgarth site			
<b>SHLAA Ref:</b> 081	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent
<b>Developer:</b> Siglion/Miller Homes/Story Homes & additional developer			
<b>Planning Reference:</b> 16/00388/HY4 16/02356/LR4		<b>Decision Date:</b> 21/12/2016 17/05/2017	
<p><b>Planning Description/Status:</b></p> <p>16/00388/HY4 Hybrid planning application - Outline planning application for up to 750no residential units, public open space and internal road network along with up to 1000sqm of ancillary commercial uses including Retail (A1), Financial and Professional Services (A2), Restaurant and Cafes (A3), Offices (B1) Non Residential (D1) and Assembly and Leisure (D2), together with associated landscaping and car parking.All Matters apart from access to be reserved in relation to the outline elements of the proposals.The development also seeks detailed consent for a first phase of infrastructure which shall include the creation of a new protected right turn junction into the site off, Weymouth Road, landscaping and creation of attenuation ponds.</p> <p>16/02356/LR4 - Reserved Matters for up to 160no residential units, public open space, landscaping and internal road networks along with up to 720sqm of Local Equipped Area for Play (LEAP) and 2.88ha of Suitable Alternative Natural Greenspace (SANG).</p> <p>Reserved Matters application is permitted and under construction.</p> <p>The site is the subject of an adopted Supplementary Planning Document (South Sunderland Growth Area- SSGA), which provides further guidance to this site and the wider area to ensure development is brought forward in a comprehensive manner.</p>			
<p><b>Funding/Bid Details:</b></p> <p>Sunderland City Council in partnership with Durham County Council submitted a funding bid to Ministry of Housing Communities and Local Government (MHCLG) in March 2019 as part of the Housing Infrastructure Fund (HIF). The HIF seeks to deliver new physical infrastructure to support new and existing communities; to make more land available for housing in high demand areas; to support ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply; and allow local authorities to recycle the funding for other infrastructure projects, achieving more and delivering new homes in the future.</p> <p>The joint bid for £25.4 million sought to secure money towards new roads and infrastructure to support housing growth in the South Sunderland Growth Area (SSGA), with some additional housing in Durham, unlocking approximately 4066 homes across the two Local Authority areas (3,636 homes in Sunderland). The full funding award of £25.4m</p>			



was approved as part of the Chancellor's budget announcements in April 2020 and has a spend date of March 2024, which is within the five-year land supply timescales.

This site forms part of the SSGA and will benefit from the HIF.

With regards to the schemes related to HIF, the following update infrastructure improvements have been identified:-

#### **School extensions/refurbishments-**

For the two school extensions required, permission is either in place or applications are currently pending. Works are programmed to start on site August 2020. Two school refurbishments are to be undertaken, one is to provide SEND (Special Education Needs and Disability) provision at a local primary school and the other is to provide additional class room space at a local secondary school, both programmed for 2022-23.

#### **New SEND School**

A new SEND school is to be provided in the vicinity of the SSGA, the site is within Council ownership and the initial designs have been prepared, the planning application is due to be submitted Winter 2020, with works onsite due to commence Summer 2021.

#### **Ryhope Doxford Link Road - Missing Link**

There are two sections of the Ryhope Doxford Link Road (RDLR) that remain to be delivered, these are the 'Fourth Arm' and the 'Missing Link', for which funding is sought through Section 106 contributions. The 'Missing Link' section is included within the HIF to enable forward funding and early delivery of the scheme.

In line with HIF timescales, the 'Missing Link' section has been designed to the preliminary stage, and supporting information is currently being prepared for submission of a planning application during 2020/2021. Subject to planning permission and no unforeseen delays; the intention is to commence works in 2021/2022 with a construction programme of approximately 12 months, resulting in completion at a mid-point within the five-year period.

Both sections will fully complete the RDLR, (the missing link is essential to the full development of all four sites within SSGA and the fourth arm allows for further alternative routes and distribution across the local road network), providing a strategic east to west road corridor connection; and greatly reduce the volume of traffic from SSGA related developments and alleviate impact on the Seaton Lane junction within Durham.

#### **Seaham Road improvement scheme (Neighbouring County Durham)**

A longer term highways scheme to address traffic growth in Seaham, County Durham has been funded through the HIF which will help alleviate traffic from SSGA but is not a planning requirement to be in place for developing the Sunderland housing schemes. The proposed works are programmed to start May 2021, with a 14 month construction programme, with completion anticipated July/August 2022.

In addition to HIF funding, funding has also been secured by Sunderland Council through the Growth and Housing Fund with the support of Highways England for the A19/A690 Durham Road Junction Improvement. This scheme involves improvements to two arms of the A19/A690 junction to increase capacity to address traffic growth from SSGA developments but also additional trips generated by other development south of the River Wear. The improvements to the two arms started on site in July / August 2019 and will be substantially complete in-August 2020, (these works were scheduled for completion April 2020, however are subject to a slight delay due to the COVID-19 pandemic).

**S106 Contributions and delivery**

It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for 3 of the 4 sites, with only the Land North of Burdon Lane site needing to reach agreement through the determination of pending planning applications.

It is also worth noting that the infrastructure identified above is only required to deliver the full SSGA allocation of approximately 3,000 dwellings across the 4 sites. Early phases of all sites are possible prior to the completion of the infrastructure works.

<b>Site Capacity:</b> 750	<b>Units Complete:</b> 38	<b>Units Under Construction:</b> 32	<b>Units Not Started:</b> 680
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<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>
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**Developers history of delivery in Sunderland and/or progress with site to date:**

The whole site was in the ownership of Siglion, (who are a fully Sunderland City Council owned and operated vehicle). Following the grant of full planning permission for the 1<sup>st</sup> phase of the development in 2017 for 160 units, this part of the site was sold to Miller Homes. The development of this 1<sup>st</sup> phase is well underway with 38 units complete and 32 currently under construction. The site is considered a category A site. Miller Homes have a good track record of delivery within the city.

The remainder of the site is still within the ownership of Siglion, however further phases of the site, which are categorised as Category B sites (allocated in the CSDP and benefiting from outline consent) are anticipated to be developed in tandem with the 1<sup>st</sup> phase as two additional developers have confirmed their intentions to deliver phases 2, 3 and 4 and have options on the site with Siglion, subject to the granting of planning consent. The site will have a total of six phases, with phase 4 and the additional two phases programmed after the first five -years.

As the site is included within the SPD for South Sunderland Growth Area, a number of high-level desktop surveys/assessment work was undertaken to inform the SPD. In addition to this further detailed site investigations, surveys and assessments were undertaken at the hybrid/outline planning application stage. Further survey/assessment

work has been undertaken by Story Homes (Developer 2) to accompany the planning application:-

- Updated acoustic assessment
- Updated ecology
- Updated Arboricultural Impact Assessment /Arboricultural Method Statement
- Updated transport assessment
- Archaeology trial trenching and fieldwork assessment

Story Homes have had discussions with the Local Planning Authority and have confirmed that a planning application will be submitted in July 2020, following a slight delay due to COVID-19 (as the application was originally programmed for March 2020 submission with a start on site anticipated November 2020).

Story Homes submitted forecasts for phase 2 through the submission of a pro-forma (year 2- 36 units/year 3 -36 units/year 4 – 43 units) however due to the 1<sup>st</sup> phase building at 40 per year it was considered in the first year for phase 2, numbers may not reach the levels expected).

Developer 3 has also had discussion with the Local Planning Authority on delivering phases 3 and 4 and have confirmed that a planning application will be submitted August 2020 following a delay with COVID-19, with start on site anticipated January 2021.

The Chapelgarth development will benefit from the infrastructure being brought forward as part of the HIF and the Growth and Housing Fund highway improvements to the A19/A690.

**Assumptions made by SCC when forecasting initial site delivery:**

Category A site under construction by Millers Homes with phase 1.

First phase currently under construction by Miller Homes. Site owner (Siglion) confirmed, via a telephone conversation, the delivery forecasts for the whole site, for all phases (1-3). The Council consider that Siglion’s forecast factors in sufficient time for Reserved Matters applications to be submitted/determined and site lead in times for commencement. Delivery rates for years 2 through to 5, account for multiple outlets developing their respective phases on site at the same time

No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
38	40	60	90	60	60	402

**Developer Workshop May 2020:**

No comments at developer workshop.

Miller Homes (Phase 1) email submitted after the workshop suggested completions reduced to 30 per annum for 20/21 to

**Workshop Outcome –**

Agreement   
 Disagreement (requires further discussion)

<p>reflect recent sales figures and impact of COVID-19. Completions for 21/22 reduced from 90 to 75 to reflect competition from the 3 developers for sales.</p> <p>An e-mail was also received from Story Homes for phase 2, indicating that they anticipate submitting a planning application in late July 2020. Due to delays resulting from COVID-19 they anticipate delivery as follows: 21/22 – 14 units, 22/23 – 36 units, and 23/24 – 36 units. However, at this point the reduced figures based upon Miller homes revisions have been taken into account.</p>	<p>Further information required <input checked="" type="checkbox"/></p>
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**Steps SCC have taken post workshop and/or to resolve disagreement:**

The projections have been updated to reflect Miller Homes revisions based on submission of further information post workshop. The Council are aware that there will be a number of developers building out this site who are at different stages of delivery, as such the land owner for the remaining phases (Siglion) has had further discussions with all site interests and considers the forecasts put forward following the workshop to be appropriate.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
38	30	60	75	60	60	427

**APS Consultation Draft representations**

Story Homes responded to the draft APS consultation and agreed that the delivery rates forecast were accurate for the site. Story Homes reported that the start date for phase 2 of the site should be amended from November 2020 to April 2021.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
38	30	60	75	60	60	427

**APS conclusion and final five-year housing supply forecast:**


The inclusion of this site and its trajectory is not disputed. Phase 1 of the site is under construction, and the developers have confirmed the anticipated delivery rates for the remaining units and phases.

**Overall Outcome –**


Disputed Site   
 Agreed Site

**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
38	30	60	75	60	60	427


<b>Site Name:</b> Former Easington Lane Primary School Building						
<b>SHLAA Ref:</b> 086	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> A		<b>A/B Sub Category:</b> Detailed Consent		
<b>Developer:</b> Place First						
<b>Planning Reference:</b> 18/01963/FU4			<b>Decision Date:</b> 02/05/2019			
<b>Planning Description/Status:</b> Erection of 116no dwellings including access, public open space, parking provision, hard and soft landscaping and associated infrastructure  Permitted – under construction						
<b>Progress of planning application:</b> Development is under construction						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 116	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 61		<b>Units Not Started:</b> 55		
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> The development is under construction and 61 units have commenced.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b>  Category A site with detailed consent and under construction for development of 116 dwellings.  The Council have forecasts for the delivery of 26 dwellings in year 1 and 30 dwellings per annum in year 2-4. These delivery rates are in line with the Council's SHLAA Methodology for site with full planning consent. The site has a significant number of units under construction and it is considered these sites will start to complete in year 1, onwards. The Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	26	30	30	30	0	0

<b>Developer Workshop May 2020:</b> No comments made at developer workshop.					<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input type="checkbox"/>	
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council has had no correspondence with the developer despite numerous attempts to contact them for their feedback. However, in order to take a cautious approach to delivery, the Council has chosen to knock delivery back to year 2 to take account of potential COVID-19 impact on the site but has maintained delivery rates in line with the SHLAA Methodology.						
<b>Revised Workshop Site Delivery Forecast</b>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	0	26	30	30	30	0
<b>APS Consultation Draft representations</b> No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is under construction and the anticipated delivery rates are consistent with the SHLAA methodology.				<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>		
<b>Final Site Delivery Forecast</b>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	0	26	30	30	30	0


<b>Site Name:</b> Former Dubmire Primary School, Britannia Terrace						
<b>SHLAA Ref:</b> 087	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> A		<b>A/B Sub Category:</b> Detailed Consent		
<b>Developer:</b> Karbon Homes						
<b>Planning Reference:</b> 18/02002/FU4			<b>Decision Date:</b> 02/04/2019			
<b>Planning Description/Status:</b> Erection of 17 residential dwellings with associated internal road layout and parking.  Permitted – under construction						
<b>Progress of planning application:</b> Development under construction by registered provider Karbon Homes. All 17 units are affordable.						
<b>Funding/Bid Details:</b> The scheme is part of Homes England affordable homes programme						
<b>Site Capacity:</b> 17	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 17		<b>Units Not Started:</b> 0		
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  The site is under construction with all units commenced and expected to be completed in the 2020/21 financial year. Records indicate that all 17 units have commenced.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent and under construction for development of 17 dwellings.  Developer was consulted at Workshop 1 (March 2020) and did not express concerns regarding initial site delivery forecasts for site 087. All 17 units are under construction and therefore would be expected to be delivered in year 1 in line with delivery assumptions outlined in the Council's SHLAA Methodology. The Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>

0	17	0	0	0	0	0
<b>Developer Workshop May 2020:</b> No comments made at developer workshop.  Email from Karbon Homes submitted following workshop indicates intention to complete 17 dwellings in Year 1 (20/21).					<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>	
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council has taken forward the forecast based on Karbon Homes' email supporting delivery of 17 units in year 1.						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	17	0	0	0	0	0
<b>APS Consultation Draft representations</b>						
No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	17	0	0	0	0	0




<b>Site Name:</b> High Ford Estate, Flodden Road						
<b>SHLAA Ref:</b> 106	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> A		<b>A/B Sub Category:</b> Detailed Consent		
<b>Developer:</b> Gleeson Homes Ltd						
<b>Planning Reference:</b> 11/01794/FUL			<b>Decision Date:</b> 25/10/2012			
<b>Planning Description/Status:</b> Erection of (285) 2, 3 and 4 bedroom dwellings with associated highways, landscaped green spaces, car parking and stopping up of highway.  Permitted – under construction						
<b>Progress of planning application:</b> Development under construction						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 285	<b>Units Complete:</b> 228	<b>Units Under Construction:</b> 20		<b>Units Not Started:</b> 37		
<b>Delivery Proforma received:</b> Email Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> Large site with a long build out, development is nearing completion with 57 units remaining and anticipated to be complete within the next 2 years.  The developer has a good track record of housing delivery within the city.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent and under construction for development of 285 dwellings.  Developer email received forecasting delivery. The Council revised the Developer forecast downwards to align with the completions monitoring which the Council had recorded against the site. The Council considers the forecast to be reasonable and deliverable within the five year period and reflective of delivery rates on the site in previous years.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
228	31	26	0	0	0	0
<b>Developer Workshop May 2020:</b>					<b>Workshop Outcome – Agreement</b> <input checked="" type="checkbox"/>	

No comments made at developer workshop. Gleeson email received following the workshop indicates 243 completions prior to 1/4/2020, 35 completions anticipated in 20/21, with the remaining 7 units completed in 21/22.						Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council have adjusted the projections in accordance with the Gleeson's email. However, as the number of completions does not reflect the Council's records, (due to monitoring periods), this has been adjusted accordingly.						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
228	35	22	0	0	0	0
<b>APS Consultation Draft representations</b>						
No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is under construction, with the majority of dwellings already having been completed, and the developer has confirmed the anticipated delivery rates for the remaining units.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
228	35	22	0	0	0	0

<b>Site Name:</b> Phases 1-6, Chester Road			
<b>SHLAA Ref:</b> 107	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent
<b>Developer:</b> Gentoo			
<b>Planning Reference:</b> 18/00255/FU4		<b>Decision Date:</b> 28/06/2019	
<b>Planning Description/Status:</b> Construction of 118 dwelling houses, including drainage infrastructure, landscaping, public open space and stopping up of public highway /Permitted – under construction			
<b>Progress of planning application:</b> Development has full planning consent for the 1 <sup>st</sup> phase (118 units).			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 500	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 500
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> All relevant pre-commencement conditions have been discharged. Works have started on the site which includes earth works and construction of roads. Gentoo have a very good track record of housing delivery within the city.  The 1st phase of development is for 118 dwellings, which is the subject of the full planning consent. Further phases are anticipated, but these will not come forward until after the five-year period and as such have not been included within the five-year supply.			
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent and under construction for the development's first phase (118 dwellings).  Recent consent on site granted in 2019 and works on site have commenced. Gentoo indicated delivery as part the Council's yearly discussion regarding site delivery. The Council considers Gentoo's delivery forecasts to be reasonable and deliverable within the five year period given all pre-commencement conditions have been discharged and works have started on site.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.			

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	6	28	28	28	28	382
<b>Developer Workshop May 2020:</b> No comment at developer workshop. Email received from Gentoo following developer workshop setting out revised trajectory with no completions forecast in 20/21, but completion rates returning to normal thereafter.					<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>	
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council have updated the forecasts to be consistent with the latest projections provided by Gentoo.						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	28	28	28	28	388
<b>APS Consultation Draft representations</b>						
No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b>  Further discussions have taken place between the City Council and the developer around the measures the Government has put in place to accelerate house building and house sales and as a result of this the developer has confirmed a slight adjustment to the delivery forecasts.  The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	28	28	31	31	382

<b>Site Name:</b> Site of former Broomhill Estate.						
<b>SHLAA Ref:</b> 112	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> A		<b>A/B Sub Category:</b> Detailed Consent		
<b>Developer:</b> Gentoo						
<b>Planning Reference:</b> 16/01161/FU4			<b>Decision Date:</b> 18/08/2017			
<b>Planning Description/Status:</b> Demolition of the existing buildings on site, stopping up of highway and construction of 128 residential dwellings with associated infrastructure and landscaping.  Permitted – under construction						
<b>Progress of planning application:</b> Development is under construction						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 128	<b>Units Complete:</b> 83	<b>Units Under Construction:</b> 28		<b>Units Not Started:</b> 17		
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  Site is under construction and well underway with 83 units already complete, 28 commenced and only 17 to be started. Gentoo have a very good track record of delivery within the city.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent, under construction for the development of 128 dwellings.  Delivery forecast provided by Gentoo during yearly discussion regarding site delivery. Site is under construction and well progressed with 65% of the site completed and 22% of dwellings under construction. The Council considers the developer forecast to be reasonable and deliverable within the five year period given Gentoo's previous delivery rates on the site, which were higher than the rates forecast in the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
83	30	15	0	0	0	0

<p><b>Developer Workshop May 2020:</b> No comment at developer workshop. Email received from Gentoo following workshop setting out revised forecasts, however the only change relates to Gentoo considering there to be an additional 4 completions by 01/04/2020 and the completions for Year 2 being reduced to 11 to reflect this.</p>	<p><b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/></p>
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**Steps SCC have taken post workshop and/or to resolve disagreement:**  
The Council have not proposed any changes to the forecasts. The completions to 01/04/2020 reflects the Council's records and the difference will be picked up in Year 2.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
83	30	15	0	0	0	0

**APS Consultation Draft representations**

No representations or revised delivery forecasts were received to the draft APS consultation for this site.


Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-

**APS conclusion and final five-year housing supply forecast:**  
The inclusion of this site and its trajectory is not disputed. The site is under construction, with the majority of units having already been completed and the developer has confirmed the anticipated delivery rates for the remaining units.

**Overall Outcome –**  
Disputed Site   
Agreed Site


**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
83	30	15	0	0	0	0


<b>Site Name:</b> Land at North Road						
<b>SHLAA Ref:</b> 138	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> A		<b>A/B Sub Category:</b> Detailed Consent		
<b>Developer:</b> Persimmon Homes						
<b>Planning Reference:</b> 17/00806/REM			<b>Decision Date:</b> 02/02/2018			
<b>Planning Status:</b> Reserved matters application following grant of outline planning permission (11/02362/OUT) for the erection of 300no. dwellings  Permitted – under construction						
<b>Progress of planning application:</b> Development is under construction						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 300	<b>Units Complete:</b> 29	<b>Units Under Construction:</b> 54		<b>Units Not Started:</b> 217		
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  Persimmon homes who are delivering the site have a good track record of housing delivery within the city. First completions were recorded in September 2019 and as such the site is well underway with 29 completions from a part year. The accelerated construction on this site is due to the site being an attractive greenfield site in a good market area and the products available meeting the market demands.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent and under construction for development of 300 dwellings.  Developer was consulted at Workshop 1 (March 2020) and did not express concerns regarding initial site delivery forecasts for site 138. The Council forecast delivery at a rate of 40 dwellings per annum based on the number of completions which had been recorded between September 2019 and March 2020 (29 units). The Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>

29	40	40	40	40	40	71
<p><b>Developer Workshop May 2020:</b> At workshop Persimmon advised that they would revisit the anticipated trajectory to take account of COVID-19 impacts and submit this to the Council.</p> <p>Following the workshop Persimmon submitted revised projections for the site to account for the potential impacts of COVID-19, although did acknowledge that these were difficult to know at this stage. The revised projections set out a 30% reduction based on last year's completions for 2020/21. Easing back to pre-COVID-19 delivery levels 2022/23.</p>					<p><b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/></p>	
<p><b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council have taken on board Persimmon's revised forecasts to factor in the impact of COVID-19.</p>						
<b>Revised Workshop Site Delivery Forecast</b>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
29	28	30	40	40	40	93
<b>APS Consultation Draft representations</b>						
No representations or revised delivery forecasts were received to the APS consultation draft consultation for this site.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
-	-	-	-	-	-	-
<p><b>APS conclusion and final five-year housing supply forecast:</b> Further discussions have taken place between the City Council and the developer around the measures the Government has put in place to accelerate house building and house sales and as a result of this the developer has confirmed a slight adjustment to the delivery forecasts.</p> <p>The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates.</p>					<p><b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/></p>	
<b>Final Site Delivery Forecast</b>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
29	28	35	40	40	40	88




<b>Site Name:</b> Seaburn Camp, Whitburn Road (North)						
<b>SHLAA Ref:</b> 154A	<b>Monitoring Delivery Sub Area:</b> Sunderland North	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent			
<b>Developer:</b> Miller Homes						
<b>Planning Reference:</b> 18/00609/FU4			<b>Decision Date:</b> 29/04/2019			
<b>Planning Status:</b> Development of 64 dwellings along with associated access, landscaping and other ancillary development.  Permitted – under construction						
<b>Progress of planning application:</b> Development is under construction.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 64	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 14	<b>Units Not Started:</b> 50			
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> Miller Homes developing the site with 14 units currently commenced. Miller Homes has a good record of housing delivery on sites within the city.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent and under construction for development of 64 dwellings.  Developer was consulted at Workshop 1 (March 2020) and did not express concerns regarding initial site delivery forecasts for site 154A. The Council forecast site delivery based on the assumptions set out within the Council’s SHLAA Methodology. The Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	30	34	0	0	0	0
<b>Developer Workshop May 2020:</b>					<b>Workshop Outcome – Agreement</b> <input checked="" type="checkbox"/>	

No comments at developer workshop. Following the workshop email from Miller Homes confirming that no adjustments to delivery forecast required.					Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>	
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council has taken forward the original delivery forecast based on the email from Miller Homes supporting the projections.						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	34	0	0	0	0
<b>APS Consultation Draft representations</b> No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates.				<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>		
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	34	0	0	0	0

<b>Site Name:</b> Land to the East of Durham Road and Tudor Grove						
<b>SHLAA Ref:</b> 324	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> A		<b>A/B Sub Category:</b> Detailed Consent		
<b>Developer:</b> BDN Ltd						
<b>Planning Reference:</b> 14/01638/FUL			<b>Decision Date:</b> 03/06/2015			
<b>Planning Status:</b> Proposed executive residential development for 8 no. bespoke eco homes (amended details received 8/1/15)						
Permitted – under construction						
<b>Progress of planning application:</b> Development is under construction						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 8	<b>Units Complete:</b> 2	<b>Units Under Construction:</b> 6		<b>Units Not Started:</b> 0		
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>				
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>						
Small site for 8 units, 2 complete with the remaining 6 under construction and anticipated for 20/21 completion.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b>						
Category A site with detailed consent and under construction for development of 8 dwellings.						
The Council forecast site delivery based on the assumptions set out within the Council's SHLAA Methodology. The Council considers the forecast to be reasonable and deliverable within the five year period.						
No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
2	6	0	0	0	0	0
<b>Developer Workshop May 2020:</b> No comments made at developer workshop.					<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/>	

Following the workshop an email has been received from BDN (site promoter's agent) confirming that the remaining 6 dwellings are anticipated to be completed within Year 1 (20/21).						Further information required <input checked="" type="checkbox"/>
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council has taken forward the original forecasts as the developer has confirmed the completion of the remaining 6 units in the 20/21 period.						
<b>Revised Workshop Site Delivery Forecast</b>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
2	6	0	0	0	0	0
<b>APS Consultation Draft representations</b> No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
2	6	0	0	0	0	0

<b>Site Name:</b> Hetton Downs Phase 2			
<b>SHLAA Ref:</b> 328	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent
<b>Developer:</b> Gleeson Homes Ltd			
<b>Planning Reference:</b> 17/02178/FU4		<b>Decision Date:</b> 18/04/2019	
<b>Planning Description/Status:</b> Construction of 112no. dwelling houses with associated works including demolition of existing buildings, stopping up of existing highways, accesses, public open space and infrastructure.  Permitted – under construction			
<b>Progress of planning application:</b> Development is under construction. (It should be noted that the one parcel of land which formed part of the planning application was withdrawn from the land sale and as such the total capacity of the site reduced to 101 dwellings.)			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 101	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 23	<b>Units Not Started:</b> 78
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  Phase 2 of a regeneration programme for this former coalfield area. Gleeson Homes delivered the 1 <sup>st</sup> phase, which was complete in 2019. This 2 <sup>nd</sup> phase followed on from the completion of phase 1 and is progressing with 23 units having commenced.  Gleeson have good rates of housing delivery within the city.			
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent and under construction for development of 101 dwellings.  Site under construction and well progressed. No delivery proforma submitted, however the developer submitted an e-mail to clarify the build out rates. As the developer has different reporting years to the City Council, the nine units which the developer anticipated being complete in 19/20 have not been confirmed as completions in the Council's records at the base date of 1 April 2020. Therefore these units have been			

included within year 4. The developer has a good record of site delivery in Sunderland. The forecast site delivery aligns with the assumptions set out in the Council's SHLAA Methodology. The Council considers the forecast to be reasonable and deliverable within the five year period.

No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	30	30	11	0	0

<p><b>Developer Workshop May 2020:</b> No comments made at developer workshop. Gleeson email received following the workshop setting out slightly revised trajectory.</p>	<p><b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/></p>
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**Steps SCC have taken post workshop and/or to resolve disagreement:**  
Council has updated the trajectory to be consistent with Gleeson email.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	26	35	35	5	0	0


**APS Consultation Draft representations**  
No representations or revised delivery forecasts were received to the draft APS consultation for this site.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-

<p><b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates.</p>	<p><b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/></p>
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**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	26	35	35	5	0	0


<b>Site Name:</b> Rushford Phase 2, Ryhope			
<b>SHLAA Ref:</b> 355	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent
<b>Developer:</b> Persimmon Homes			
<b>Planning Reference:</b> 15/01789/SUB		<b>Decision Date:</b> 21/01/2016	
<b>Planning Description/Status:</b> Reserved Matters application (outline 10/03941/OUT) for erection of 150 dwellings, with details relating to appearance, landscaping, layout and scale. Permitted – under construction			
<b>Progress of planning application:</b> Development is under construction			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 150	<b>Units Complete:</b> 147	<b>Units Under Construction:</b> 3	<b>Units Not Started:</b> 0
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  Phase 2 of a larger housing development which is nearing completion having 5 units outstanding and programmed for complete sign off 20/21.  Developer has confirmed that the site has been completed, but due to a lag in the Council's monitoring data the remaining completions have not yet been accounted for in the Council's records.			
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent and under construction for development of 150 dwellings.  Developer was consulted at Workshop 1 (March 2020) and did not express concerns regarding initial site delivery forecasts for site 355. The Council forecast the remaining 5 units for delivery in year 1 to complete the site. The Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.			

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
145	5	0	0	0	0	0
<b>Developer Workshop May 2020:</b> No comments at developer workshop.  Email received from Bellway Homes following the workshop advising that they are not the developer of this site and indicating that they believe this could be Persimmon. This has been rectified and developer details changed to Persimmon homes. Persimmon homes subsequently contacted regarding the site and confirmed the site is now complete.					<b>Workshop Outcome –</b> <b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>	
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council has taken forward the original site forecasts which takes into account the delay in completion data being received by the Council and as such the remaining units are accounted for in year 1.						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
145	5	0	0	0	0	0
<b>APS Consultation Draft representations</b>  No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The developer has confirmed that the site has been completed. Following a review of Council completion data, the Council has amended the completions prior to 2020 to 147 but consider 3 units were not complete as of the 1 <sup>st</sup> April. The completions will be recorded in Year 1 once Council has received Building Control notification.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
147	3	0	0	0	0	0



<b>Site Name:</b> Burdon Road/Hall Farm Road, land at						
<b>SHLAA Ref:</b> 356	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> A		<b>A/B Sub Category:</b> Detailed Consent		
<b>Developer:</b> Bellway Homes						
<b>Planning Reference:</b> 13/00799/FUL			<b>Decision Date:</b> 19/09/2018			
<b>Planning Status:</b> Erection of 109 dwellings; formation of vehicular and pedestrian accesses, pedestrian footpaths and cycle links; provision of SUDs basins and swales, open space, landscaping and associated works (Revised scheme, amended description, application site plan, plans and reports 11 April 2017).  Permitted – under construction						
<b>Progress of planning application:</b> Development is under construction						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 109	<b>Units Complete:</b> 15	<b>Units Under Construction:</b> 38		<b>Units Not Started:</b> 56		
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  Site is progressing with 15 units complete and a further 38 commenced. Bellway homes have a good track record of housing delivery in the city, averaging 47 units per year.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent and under construction for development of 109 dwellings.  Developer was consulted at Workshop 1 (March 2020) and did not express concerns regarding initial site delivery forecasts for site 356. The Council forecast site delivery based on the assumptions set out within the Council’s SHLAA Methodology. The Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
15	30	30	34	0	0	0

<b>Developer Workshop May 2020:</b> No comments at developer workshop.  Email received from Bellway Homes following workshop providing revised forecasts with 14 units completed by 01/02/2020, 24 units expected to be completed in Year 1, 32 units in Year 2, 36 units in Year 3 and the remaining 3 units in Year 4.					<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>	
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council have adjusted the forecasts to be consistent with Bellway Home’s revised forecasts. It should be noted however that Council records indicate an additional completion by 01/04/2020, therefore this a unit has been removed from the final year of the projection to reflect this.						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
15	24	32	36	2	0	0
<b>APS Consultation Draft representations</b>  No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
15	24	32	36	2	0	0

<b>Site Name:</b> Coaley Lane, Land south of						
<b>SHLAA Ref:</b> 367	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> A			<b>A/B Sub Category:</b> Detailed Consent	
<b>Developer:</b> Gentoo						
<b>Planning Reference:</b> 16/02357/FUL			<b>Decision Date:</b> 15/02/2018			
<b>Planning Description/Status:</b> Erection of 128 dwellings including associated infrastructure, access, landscaping, open space and SuDS (Sustainable Drainage System) (as amended). Permitted – under construction						
<b>Progress of planning application:</b> Development is under construction						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 128	<b>Units Complete:</b> 12	<b>Units Under Construction:</b> 40			<b>Units Not Started:</b> 76	
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  Developer has very good record of housing delivery within the city. The site is progressing well with 12 units complete and 40 units currently under construction.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent and under construction for development of 128 dwellings.  Site delivery forecast based on yearly site delivery discussions with Gentoo. The site is currently under construction and well progressed. Gentoo have a good track record of delivery of sites in Sunderland. The Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
12	26	26	26	26	12	0
<b>Developer Workshop May 2020:</b> No comments at developer workshop. Email received from Gentoo following the workshop setting out revised forecasts.					<b>Workshop Outcome – Agreement</b> <input checked="" type="checkbox"/>	

Gentoo forecasts show 15 units being completed by 01/04/2020, with 20 units predicted in 20/21, 26 units per annum for Years 2, 3 and 4 and the remaining 15 units being completed in Year 5.	Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>
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**Steps SCC have taken post workshop and/or to resolve disagreement:**

The Council has adjusted the projections to reflect the latest forecasts submitted by Gentoo. Year 1 has been reduced to 20 units and Year 5 changed to 18 units to reflect the amendment by Gentoo and the difference in completions to-date between the Council's and Gentoo's figures.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
12	20	26	26	26	18	0

**APS Consultation Draft representations**

No representations or revised delivery forecasts were received to the APS consultation draft consultation for this site.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-

**APS conclusion and final five-year housing supply forecast:**


The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates.

**Overall Outcome –**

Disputed Site   
Agreed Site

**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
12	20	26	26	26	18	0

<b>Site Name:</b> Heritage Green - Rear of Bee Hive Pub, Coaley Lane			
<b>SHLAA Ref:</b> 417	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent
<b>Developer:</b> Persimmon			
<b>Planning Reference:</b> 15/00815/HYB 17/02445/FUL		<b>Decision Date:</b> 14/03/2016 29/03/2019	
<b>Planning Description/Status:</b>  15/00815/HYB Hybrid planning application comprising: Full planning application for proposed development of 147 residential dwellings with associated infrastructure, landscaping, open space and highway improvements; and outline planning application for the proposed development of approximately 130 residential dwellings with associated infrastructure landscaping, open space and highway improvements with all matters reserved except for access.  17/02445/FUL: Erection of 141 dwellings with associated access and landscaping.  Permitted – under construction			
<b>Progress of planning application:</b> Site has full planning permission in place for both phases of development.			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 288	<b>Units Complete:</b> 152	<b>Units Under Construction:</b> 81	<b>Units Not Started:</b> 55
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  Site is under construction with 145 units complete, which forms the majority of phase 1 (147 dwellings). The developer has already commenced on phase two and the phasing reflects this.			
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent and under construction for development of 288 dwellings.  Developer was consulted at Workshop 1 (March 2020) and did not express concerns regarding initial site delivery forecasts for site 417. The Council forecast site delivery			

based on the assumptions set out within the Council's SHLAA Methodology. The Council considers the forecast to be reasonable and deliverable within the five year period.

No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
145	30	30	30	30	23	0

**Developer Workshop May 2020:**

At the workshop Persimmon advised that they would revisit the anticipated trajectory to take account of COVID-19 impacts and submit this to the Council.

Following the workshop Persimmon submitted revised projections for the site to account for the potential impacts of COVID-19, although did acknowledge that these were difficult to know at this stage. The revised projections set out a 30% reduction based on last year's completions for 2020/21. Easing back to pre-Covid delivery levels 2022/23.

**Workshop Outcome –**  
**Workshop Outcome –**  
 Agreement   
 Disagreement (requires further discussion)   
 Further information required

**Steps SCC have taken post workshop and/or to resolve disagreement:**

The Council have updated the projections to reflect Persimmon's revised forecasts.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
145	19	23	26	26	26	23

**APS Consultation Draft representations**

No representations or revised delivery forecasts were received to the draft APS consultation for this site.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

**APS conclusion and final five-year housing supply forecast:**


Further discussions have taken place between the City Council and the developer around the measures the Government has put in place to accelerate house building and house sales and as a result of this, the developer has confirmed a slight adjustment to the delivery forecasts. Following a review of completions data, the Council amended the completions prior to 2020, this did not amend the trajectory for the five year supply, but decreased the units post 2025 to 12.

**Overall Outcome –**  
 Disputed Site   
 Agreed Site

The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates.

**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
152	23	23	26	26	26	12

<b>Site Name:</b> Teal Farm North						
<b>SHLAA Ref:</b> 454	<b>Monitoring Delivery Sub Area:</b> Washington	<b>NPPF Annex 2 Category:</b> A		<b>A/B Sub Category:</b> Detailed Consent		
<b>Developer:</b> Barratt & Hellens						
<b>Planning Reference:</b> 12/00333/FUL			<b>Decision Date:</b> 15/10/2013			
<b>Planning Description/Status:</b> Residential development comprising of 170 houses with associated access, parking and landscaping, to include public open space. Stopping up of highways and change of use to residential.  Permitted – under construction						
<b>Progress of planning application:</b> Site has full planning permission and is a long-standing site with a number of phases and the majority of the site complete, this is the last phase of a larger 566 unit development.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 566	<b>Units Complete:</b> 529	<b>Units Under Construction:</b> 3		<b>Units Not Started:</b> 34		
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>				
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  Large long-standing site which is nearing completion. The developer has a good track record of housing delivery within the city.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent and under construction for development of 170 dwellings (566 dwellings overall).  Developer was consulted at Workshop 1 (March 2020) and did not express concerns regarding site delivery forecasts for site 454. The Council forecast site delivery based on previous delivery rates for the site and historic developer assumptions. The Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
529	35	2	0	0	0	0



<p><b>Developer Workshop May 2020:</b> No comments made at developer workshop. Barratt did not attend workshop.</p> <p>Barratt contacted via email and follow up telephone call to obtain a site update.</p> <p>Email received from developer post-workshop, which indicated the site had 9 units to complete. The Council's monitoring system has not yet received completion sign off for all units, therefore the delivery forecast submitted by the developer and the forecast set out below differ. However, the Council is confident all remaining units will be delivered in the five year period.</p>	<p><b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/></p>
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**Steps SCC have taken post workshop and/or to resolve disagreement:**  
The Council has retained the original forecast due to the difference in recorded site completion data.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
529	35	2	0	0	0	0

**APS Consultation Draft representations**

No representations or revised delivery forecasts were received to the draft APS consultation for this site.


Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-

**APS conclusion and final five-year housing supply forecast:**  
The inclusion of this site and its trajectory is not disputed. The site is under construction, with the vast majority of units having already been completed. The developer has confirmed that they only have 9 units left to complete. However, due to a lag in the monitoring data, the remaining completions reflect the Council's records.


**Overall Outcome –**  
Disputed Site   
Agreed Site

**Final Site Delivery Forecast**


Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
529	35	2	0	0	0	0

<b>Site Name:</b> Land north of Blackthorn Way, Sedgelych Industrial Estate						
<b>SHLAA Ref:</b> 468	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> A		<b>A/B Sub Category:</b> Detailed Consent		
<b>Developer:</b> Keepmoat						
<b>Planning Reference:</b> 16/01687/OUT 19/00963/FUL			<b>Decision Date:</b> 09/07/2018 30/10/2019			
<b>Planning Description/Status:</b> 16/01687/OUT - Proposed housing, upto 138 dwellings at Land Adjacent to Blackthorn Way. 19/00963/FUL - Residential development for 138 dwellings.  Permitted – under construction						
<b>Progress of planning application:</b> The site has full planning consent.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 138	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 39		<b>Units Not Started:</b> 99		
<b>Delivery Proforma received:</b> Email Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  The site is under construction and 39 units have commenced.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent and under construction for development of 138 dwellings.  Developer submitted delivery forecasts by email. The site's delivery forecast is based on Keepmoat's projections and reflects the Accelerated Construction Initiative's higher rates of construction. The Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	43	68	27	0	0	0


<b>Developer Workshop May 2020:</b> No comments made at developer workshop. Email from Keepmoat setting out revised completion rate of 30 units for 20/21. However, email indicates that it is not possible to predict post COVID-19 impacts therefore these have not been factored into revised projections.					<b>Workshop Outcome –</b> <b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>	
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council have updated based on the revised projections provided by the developer.						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	68	40	0	0	0
<b>APS Consultation Draft representations</b> No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	68	40	0	0	0

<b>Site Name:</b> Doxford Park Phase 6						
<b>SHLAA Ref:</b> 504	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent			
<b>Developer:</b> Gentoo						
<b>Planning Reference:</b> 18/00438/FUL			<b>Decision Date:</b> 13/06/2019			
<b>Planning Description/Status:</b> Application for 100 residential units (C3) and associated access, landscaping and ancillary works. Amended Description & Plans.  Permitted – under construction						
<b>Progress of planning application:</b> Site has full planning consent in place.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 100	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 1	<b>Units Not Started:</b> 99			
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  The site, which is part of Gentoo’s renewal programme is under construction and follows on from phase 5 (site 505) which is nearing completion. Gentoo have an excellent track record of delivery within the city.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent and under construction for development of 100 dwellings.  Developer site forecast discussed at yearly site delivery meeting. The Council forecast site delivery based on Gentoo’s delivery forecasts. Gentoo has a good track record of site delivery in Sunderland. The Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	10	30	30	30	0	0

<b>Developer Workshop May 2020:</b> No comments made at developer workshop. Email received from Gentoo following workshop indicating that the forecasts remain accurate.					<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>	
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council have taken forward the original delivery forecasts based on Gentoo's recent email.						
<b>Revised Workshop Site Delivery Forecast</b>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	10	30	30	30	0	0
<b>APS Consultation Draft representations</b>  No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	10	30	30	30	0	0


<b>Site Name:</b> Doxford Park Phase 5						
<b>SHLAA Ref:</b> 505	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent			
<b>Developer:</b> Gentoo						
<b>Planning Reference:</b> 13/01337/FUL			<b>Decision Date:</b> 05/03/2014			
<b>Planning Description/Status:</b> Erection of 155 No. residential units with associated access roads, landscaping and infrastructure works, including stopping up of highways.  Permitted – under construction						
<b>Progress of planning application:</b> The site has full planning permission in place.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 155	<b>Units Complete:</b> 154	<b>Units Under Construction:</b> 1	<b>Units Not Started:</b> 0			
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  The site is under construction and nearing completion, with 5 units left to deliver, of which 3 have commenced. Gentoo have an excellent track record of housing delivery within the city.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent and under construction for development of 155 dwellings.  Developer site forecast submitted. Gentoo indicated that the site has completed. However, the Council's completion records indicate that these completions have yet to come through the monitoring channels. Therefore, the Council has forecast the remaining units on the site, within year 1 of the five year period. The Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
150	5	0	0	0	0	0

<b>Developer Workshop May 2020:</b> No comments made at developer workshop. Email from Gentoo following workshop indicating that all units were completed by 01/04/2020.					<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>	
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> No changes required to forecasts. The completions to date reflect Council records and the remaining units will be picked up as completions in 20/21.						
<b>Revised Workshop Site Delivery Forecast</b>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
150	5	0	0	0	0	0
<b>APS Consultation Draft representations</b>  No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> Developer has confirmed that all units have been completed. Following a review, the Council amended the completion prior to 2020 to reflect that 154 units were complete, and 1 unit was a start. The Council expected this to be delivered in year 1. These will be picked up within 20/21 when confirmation received through Building Control records.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
154	1	0	0	0	0	0


<b>Site Name:</b> Council Yard, North St, Silksworth						
<b>SHLAA Ref:</b> 531	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent			
<b>Developer:</b> Private						
<b>Planning Reference:</b> 11/01908/FUL			<b>Decision Date:</b> 01/11/2011			
<b>Planning Description/Status:</b> Demolition of existing dwelling and warehouse, conversion and extension of office into dwelling and erection of a further 6 semi-detached dwellings and stopping up of highway (Amended Description).  Permitted – under construction						
<b>Progress of planning application:</b> The site has full planning consent.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 6	<b>Units Complete:</b> 3	<b>Units Under Construction:</b> 3	<b>Units Not Started:</b> 0			
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  The site is under construction and well advanced with 3 units complete and 3 under construction. Site completion is expected in 2020.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent and under construction for development of 6 dwellings.  The Council forecast site delivery based on the Council's SHLAA Methodology. The remaining 3 units have been forecast to deliver in the five year period from year 1, with a staggered delivery to reflect previous onsite delivery. The Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
3	1	0	2	0	0	0
<b>Developer Workshop May 2020:</b> No comments made at developer workshop.					<b>Workshop Outcome – Agreement</b> <input checked="" type="checkbox"/>	




						Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council has undertaken a site visit (10/6/20) which has shown that the three remaining units are almost completed. For this reason, delivery of the remaining 3 units has been brought forward to year 1.						
<b>Revised Workshop Site Delivery Forecast</b>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
3	3	0	0	0	0	0
<b>APS Consultation Draft representations</b> No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. Recent site visit confirms work is ongoing and remaining 3 units are almost complete.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
3	3	0	0	0	0	0

<b>Site Name:</b> Land at Station Rd, Penshaw						
<b>SHLAA Ref:</b> 570	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent			
<b>Developer:</b> W and D Christie						
<b>Planning Reference:</b> 17/01610/FU4			<b>Decision Date:</b> 16/05/2018			
<b>Planning Description/Status:</b> Demolition of existing garage and construction of 14 no. dwellings with associated access and landscaping. (Amended Plans Received 12/01/2018).  Permitted – under construction						
<b>Progress of planning application:</b> The site is subject to full planning consent.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 14	<b>Units Complete:</b> 10	<b>Units Under Construction:</b> 4	<b>Units Not Started:</b> 0			
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  The site is under construction and well advanced with 10 units already complete and the remaining 4 under construction.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b>  Category A site with detailed consent and under construction for development of 14 dwellings.  The Council forecast site delivery based on the Council's SHLAA Methodology. The four remaining units have been forecast to deliver in year 1 within the five year period. The Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
10	4	0	0	0	0	0


<b>Developer Workshop May 2020:</b> No comments made at developer workshop.  Email received following workshop from Paul Elliott representing Anthony Watson Chartered Architects. Email confirmed that site developer was W&D Christie and that the site was under construction. Mr Elliott was unable to advise if the anticipated delivery rates would have slowed as a result of COVID-19.				<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>		
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> Site under construction and only 4 units remain to be completed (site visit 10/6/20 indicates that remaining 4 homes are nearing completion). No amendments required to schedule.						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
10	4	0	0	0	0	0
<b>APS Consultation Draft representations</b>  No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. Recent site visit confirms work is ongoing and remaining 4 units are almost complete.				<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>		
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
10	4	0	0	0	0	0

<b>Site Name:</b> Former Cheadle Centre, Caithness Road, Hylton						
<b>SHLAA Ref:</b> 693	<b>Monitoring Delivery Sub Area:</b> Sunderland North	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent			
<b>Developer:</b> Karbon Homes						
<b>Planning Reference:</b> 17/02446/FU4			<b>Decision Date:</b> 03/07/2018			
<b>Planning Description/Status:</b> Demolition of Cheadle Centre and redevelopment of site for 19 no. residential units, comprising of 15 no. two bed bungalows and 4 no. two bedroom semi-detached flats, alterations to existing access and associated works. (Amended description)  Permitted – under construction						
<b>Progress of planning application:</b> Site has full planning permission in place.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 19	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 19	<b>Units Not Started:</b> 0			
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> The site is under construction with all 19 units commenced. The site is 100% affordable and is part of Homes England Affordable Housing Programme.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b>  Category A site with detailed consent and under construction for development of 19 dwellings.  The Council forecast site delivery based on the Council's SHLAA Methodology. As all 19 units are under construction, delivery of 19 units in year 1 has been forecast. The Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	19	0	0	0	0	0

<b>Developer Workshop May 2020:</b> No comments made at developer workshop.  Email received from Karbon Homes following workshop confirmed all 19 units expected to be delivered in Year 1 (20/21).				<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>		
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council have taken forward delivery forecasts based on the most recent update from Karbon Homes, indicating that all 19 units are expected to complete in year 1.						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	19	0	0	0	0	0
<b>APS Consultation Draft representations</b>  No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The development of the site is well underway and the developer has confirmed that all units should be completed in 2020/21.				<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>		
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	19	0	0	0	0	0


<b>Site Name:</b> Former Sunderland High School						
<b>SHLAA Ref:</b> 724	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent			
<b>Developer:</b> Your Life Management Services Ltd						
<b>Planning Reference:</b> 17/01761/FUL			<b>Decision Date:</b> 11/12/2017			
<b>Planning Description/Status:</b> Demolition of existing canteen and food technology block, erection of a 57 no. unit extra care facility with associated car park and landscaping including removal of trees. (AMENDED DESCRIPTION)						
Permitted – under construction						
<b>Progress of planning application:</b> The development has full planning consent.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 57	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 57	<b>Units Not Started:</b> 0			
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> The site is under construction and well underway, with completion expected in year 1.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b>						
Category A site with detailed consent and under construction for development of 57 dwellings.						
The Council forecast site delivery based on the Council's SHLAA Methodology. However, in this instance all 57 units have been forecast in year 1 due to the nature of the consented scheme, whereby all extra care facility units are likely to be completed at once, in order to open facility as one unit. The Council considers the forecast to be reasonable and deliverable within the five year period.						
No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	57	0	0	0	0	0

<b>Developer Workshop May 2020:</b> No comments made at developer workshop.					<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input type="checkbox"/>	
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council has taken forward delivery forecasts as site is well progressed and almost complete as evidenced through recent site visit.						
<b>Revised Workshop Site Delivery Forecast</b>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	57	0	0	0	0	0
<b>APS Consultation Draft representations</b>  No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. Recent site visit confirms work is ongoing and development is almost complete.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	57	0	0	0	0	0


<b>Site Name:</b> 9 – 12 Summerhill						
<b>SHLAA Ref:</b> 726	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent			
<b>Developer:</b> Bernicia						
<b>Planning Reference:</b> 18/01849/FUL			<b>Decision Date:</b> 05/03/2019			
<b>Planning Description/Status:</b> Change of use from 4 houses in multiple occupation to 10 self-contained flats.  Permitted – under construction						
<b>Progress of planning application:</b> The development has full planning consent.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 6	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 6	<b>Units Not Started:</b> 0			
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  The development is under construction and anticipated to be complete in year 1. The site capacity has been reflected as a net figure as the property previously provided 4 dwellings.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b>  Category A site with detailed consent and under construction for the development of 10 flats.  The Council forecast site delivery based on the Council's SHLAA Methodology. The site has commenced development and the remaining units have been forecast to deliver in year 1 within the five year period. As with a conversion, it is expected that all 10 units are likely to be completed at the same time. The Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>



0	6	0	0	0	0	0
<b>Developer Workshop May 2020:</b> No comments made at developer workshop.  Email received from Bernicia following workshop confirming that all units are expected to be completed in Year 1 (20/21).					<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>	
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council have taken forward delivery forecasts based on the most recent update from Bernicia, indicating that all units are expected to complete in year 1.						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	6	0	0	0	0	0
<b>APS Consultation Draft representations</b>						
No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	6	0	0	0	0	0

<b>Site Name:</b> Sunderland Church High School, Mowbray Road						
<b>SHLAA Ref:</b> 729	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> A		<b>A/B Sub Category:</b> Detailed Consent		
<b>Developer:</b> Clearwater Developments						
<b>Planning Reference:</b> 18/00485/FDC			<b>Decision Date:</b> 20/08/2018			
<b>Planning Description/Status:</b> Conversion and change of use of existing school building to provide 15no. apartments with associated parking, includes demolition of existing outbuildings and alterations to front boundary wall.  Permitted – under construction						
<b>Progress of planning application:</b> The site has full planning consent.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 15	<b>Units Complete:</b> 2	<b>Units Under Construction:</b> 13		<b>Units Not Started:</b> 0		
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>				
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  The development is under construction with 2 units complete and the further 13 under construction, with completion expected end of 2020 (which takes into account any COVID-19 delays).						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent and under construction for development of 15 dwellings.  The Council forecast site delivery based on the Council's SHLAA Methodology. The site has commenced development and the 13 remaining units have been forecast to deliver in year 1 within the five year period. As with a conversion, it is expected that the final units are likely to be completed at the same time. The Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
2	13	0	0	0	0	0

<b>Developer Workshop May 2020:</b> No comments made at developer workshop.  Following the workshop the agent confirmed that the site should be completed by Christmas 2020.					<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>	
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council have taken forward the delivery forecasts based on the most recent update that the site should be completed by the end of 2020.						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
2	13	0	0	0	0	0
<b>APS Consultation Draft representations</b>  No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
2	13	0	0	0	0	0

<b>Site Name:</b> Beach View Guest House, 15 Roker Terrace			
<b>SHLAA Ref:</b> 734	<b>Monitoring Delivery Sub Area:</b> Sunderland North	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent
<b>Developer:</b> JBSK Properties Ltd			
<b>Planning Reference:</b> 18/01058/FUL 19/01725/SUB		<b>Decision Date:</b> 20/09/2019	
<b>Planning Description/Status:</b> 18/01058/FUL - Change of use from guest house (use class C1) to 8no. self-contained apartments (use class C3) including the insertion of a bay window at second floor. (AMENDED DESCRIPTION)  19/01725/SUB - Change of use from guest house (use class C1 ) to 8no. self-contained apartments (use class C3) and various external alterations including the addition of a bay window to front and new entrance door to rear. (RESUBMISSION) application reference 18/01058/FUL.  Permitted – under construction			
<b>Progress of planning application:</b> Detailed planning consent is in place.			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 8	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 8	<b>Units Not Started:</b> 0
<b>Delivery Proforma received:</b> Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  The agent confirmed the site was under construction in January 2020, with an expected completion date of summer 2020.			
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent and under construction for development of 8 dwellings.  The Council forecast site delivery based on the Council’s SHLAA Methodology. The site has commenced development and the 8 remaining units have been forecast to deliver in year 1 within the five year period. As with a change of use, it is expected that all 8 units are likely to be completed at the same time. This reflects the developer’s programme for the site. The Council considers the forecast to be reasonable and deliverable within the five year period.			

No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	8	0	0	0	0	0

<p><b>Developer Workshop May 2020:</b> No comments made at developer workshop. Following the workshop an email was received from the former agent advising that they are not involved in the project on site.</p>	<p><b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/></p>
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**Steps SCC have taken post workshop and/or to resolve disagreement:**  
Site is under construction and in January 2020 former agent advised that completion of the site was anticipated in Summer 2020. Whilst there may be some slight slippage due to COVID-19, it is still anticipated that the site will be completed by end of March 2021.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	8	0	0	0	0	0


**APS Consultation Draft representations**  
No representations or revised delivery forecasts were received to the APS consultation draft consultation for this site.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-


<p><b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates.</p>	<p><b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/></p>
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**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	8	0	0	0	0	0


<b>Site Name:</b> 6-10 Stockton Road						
<b>SHLAA Ref:</b> 737	<b>Monitoring Delivery Sub Area:</b> Urban Core	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent			
<b>Developer:</b> A M Watt						
<b>Planning Reference:</b> 19/01234/PCJ			<b>Decision Date:</b> 12/09/2019			
<b>Planning Description/Status:</b> Change of use of 1st and 2nd floor from offices into 6 flats. / Permitted – under construction						
<b>Progress of planning application:</b> The property has prior approval for change of use from offices to 6 flats.						
<b>Funding/Bid Details:</b> n/a						
<b>Site Capacity:</b> 6	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 6	<b>Units Not Started:</b> 0			
<b>Delivery Proforma received:</b> Email Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Email Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  The development is under construction with completion anticipated in by the end of 2020.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b>  Category A site with detailed consent and under construction for development of 6 dwellings.  The Council forecast site delivery based on the developer's forecast. The site has commenced development and the six remaining units have been forecast to deliver in year 1 within the five year period as with a change of use, it is expected that all 6 units are likely to be completed at the same time. The Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	6	0	0	0	0	0

<b>Developer Workshop May 2020:</b> No comments made at developer workshop.  Following the workshop email received from Mr Watt advising that work was well underway on site, with 4 units expected to be completed by September 2020 and the remaining 2 units by the end of 2020.				<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>		
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council has chosen to forecast 6 units in year 1 based on the owner update post-workshop, which indicated all 6 units would be developed by 2020, despite COVID-19 impacts.						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	6	0	0	0	0	0
<b>APS Consultation Draft representations</b>						
No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates.				<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>		
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	6	0	0	0	0	0

<b>Site Name:</b> Hylton Skills Campus, North Hylton Road						
<b>SHLAA Ref:</b> 563	<b>Monitoring Delivery Sub Area:</b> Sunderland North	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent			
<b>Developer:</b> Karbon Homes						
<b>Planning Reference:</b> 19/01427/FU4			<b>Decision Date:</b> 20/02/2020			
<b>Planning Description/Status:</b> Demolition of redundant former college buildings and construction of 105 dwellings and associated infrastructure, boundaries and landscaping. / Permitted not started						
<b>Progress of planning application:</b> Full planning permission is in place for the site.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 105	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 105			
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> The buildings on the site have been demolished and the site is cleared. The scheme is 100% affordable and part of a Homes England funding programme, as such annual completions are agreed with Homes England and the developer via a delivery profile.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent for development of 105 dwellings.  Developer delivery proforma returned. The Council forecast delivery based on the developer's forecast. Site subject to Modern Methods of Construction and therefore delivery is expected to be accelerated as a result. The Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	30	60	15	0	0	0
<b>Developer Workshop May 2020:</b> No comments made at developer workshop.					<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/>	



Email submitted by Karbon Homes following workshop indicating revised forecasts with first completions anticipated in Year 2 (54 units) and the site completed in Year 3 (51 units).						Further information required <input checked="" type="checkbox"/>
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council has updated the forecasts to be consistent with the revised trajectory provided by Karbon Homes, which takes on board the increased build rate required as part of an agreement with Homes England for funding.						
<b>Revised Workshop Site Delivery Forecast</b>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	0	54	51	0	0	0
<b>APS Consultation Draft representations</b> No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates. The site is funded by Homes England grant.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	0	54	51	0	0	0

<b>Site Name:</b> Stanley Terrace, Chester Road, Shiney Row						
<b>SHLAA Ref:</b> 695	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> A			<b>A/B Sub Category:</b> Detailed Consent	
<b>Developer:</b> Sunderland City Council						
<b>Planning Reference:</b> 17/00866/LP3			<b>Decision Date:</b> 31/01/2018			
<b>Planning Description/Status:</b> Erection of 5no two bedroomed bungalows with associated parking and landscaping (Amended Plans received 2/1/2017). / Permitted – Not started						
<b>Progress of planning application:</b> Full planning permission in place.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 5	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0			<b>Units Not Started:</b> 5	
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> The developer has confirmed via e-mail that a re-tender process had to be undertaken on the site, so this has slightly delayed the start on site, which was initially programmed for June/July 2020. Start on site is now programmed for September 2020 (which also takes into account any COVID-19 impact) and site completion is expected April/May 2021						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent for development of 5 dwellings.  Developer delivery proforma returned. The Council forecast delivery based on the developer's forecast. Start on site expected June/July 2020 with first completions in April/May 2021. There are no owner issues or financial constraints that affect delivery. The Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five-year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	0	5	0	0	0	0
<b>Developer Workshop May 2020:</b> No comments made at developer workshop.					<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/>	

Following the workshop an email was received from the site promoter setting out that start on site was expected in September 2020 with a nine month build out rate.	Further information required <input checked="" type="checkbox"/>
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**Steps SCC have taken post workshop and/or to resolve disagreement:**

No changes required, as original forecasts confirmed by site promoter.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	5	0	0	0	0

**APS Consultation Draft representations**

No representations or revised delivery forecasts were received to the draft APS consultation for this site.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-

**APS conclusion and final five-year housing supply forecast:**


The inclusion of this site and its trajectory is not disputed. The site benefits from full planning permission and is anticipated to start on site in September 2020 with a 9 month build out period.

**Overall Outcome –**

Disputed Site   
 Agreed Site

**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	5	0	0	0	0

<b>Site Name:</b> Kidderminster Road						
<b>SHLAA Ref:</b> 711	<b>Monitoring Delivery Sub Area:</b> Sunderland North	<b>NPPF Annex 2 Category:</b> A		<b>A/B Sub Category:</b> Detailed Consent		
<b>Developer:</b> Gentoo Group						
<b>Planning Reference:</b> 19/00214/FUL			<b>Decision Date:</b> 01/11/2019			
<b>Planning Status:</b> Construction of 56no. residential dwellings (Use Class C3) on land south of Kidderminster Road.  Permitted – Not started						
<b>Progress of planning application:</b> The site has full planning permission in place and all relevant pre-commencement conditions have been discharged.						
<b>Funding/Bid Details:</b>						
<b>Site Capacity:</b> 56	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0		<b>Units Not Started:</b> 56		
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> Site has commenced since the base date of the APS. The developer has a very good track record of housing delivery within the city.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent for the development of 56 dwellings.  Developer delivery proforma submitted by Gentoo. Delivery forecast in line with Gentoo's proforma. The Council considers the developer forecast to be reasonable and deliverable within the five year period given Gentoo's history of developing out sites across Sunderland.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	30	26	0	0	0	0
<b>Developer Workshop May 2020:</b> Pegasus representing Gentoo Group referred to email submitted in advance of workshop. Email indicates revised					<b>Workshop Outcome –</b> Agreement <input type="checkbox"/> Disagreement (requires further discussion) <input checked="" type="checkbox"/>	

<p>trajectory of 12 completions in 20/21 and 44 completions in 21/22.</p> <p>Further email submitted after workshop which reaffirmed the forecasts set out above. Noted that there had been a slow-down in delivery this year owing to COVID-19 restrictions, although it was anticipated that this will pick-up the following year and that site is still deliverable over the five year period.</p>	<p>Further information required <input checked="" type="checkbox"/></p>
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**Steps SCC have taken post workshop and/or to resolve disagreement:**

The Council have revised the forecasts in alignment with the Gentoo's revised trajectory submitted prior to the workshop and knowing that the forecasts reflect COVID-19 impact.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	12	44	0	0	0	0

**APS Consultation Draft representations**

Representations received from the developer agreeing with the forecasts identified in the draft APS consultation.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	12	44	0	0	0	0

**APS conclusion and final five-year housing supply forecast:**


The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent and is under construction. The developer has confirmed the anticipated delivery rates.

**Overall Outcome –**

Disputed Site   
 Agreed Site

**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	12	44	0	0	0	0

<b>Site Name:</b> Avenue Vivian And Rose Avenue			
<b>SHLAA Ref:</b> 732	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent
<b>Developer:</b> Gentoo Group			
<b>Planning Reference:</b> 19/00974/FUL; 20/00566/VAR; 20/00704/FUL		<b>Decision Date:</b> 02/10/2019	
<b>Planning Description/Status:</b> Application for the erection of 44 affordable dwellings and associated landscape works.  Variation of condition 2 (approved plans), reference 19/00974/FUL (Application for erection of 44 affordable dwellings and associated landscape works).  Application for the erection of 6no replacement dwellings including demolition of 6no existing dwellings with associated landscaping works. (Amended Site Location and Site Layout Plan received 05.06.20).  Permitted – Not started			
<b>Progress of planning application:</b> The site has full planning consent in place for 44 dwellings, with two further applications pending; one to vary a planning condition in relation to the approved plans which reduces the number of units to 43 and one to provide a further 6 units, including the demolition of 6 existing dwellings. Notwithstanding the above, Gentoo have confirmed that 3 of the demolitions have already been undertaken, however due to data collection lag times, these have not come through on Council records as yet. As such, all 6 are accounted for in 20/21 projected demolition data within this five-year land supply. As this planning application is still pending, the yield of 43 has been taken forward.			
<b>Funding/Bid Details:</b>			
<b>Site Capacity:</b> 49	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 49
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> The developer has a good track record of housing delivery within the city. The site was previously a housing site which was cleared in 2016.  Gentoo have confirmed their confirmed their anticipated delivery forecasts for the site, with completion anticipated in 21/22.			

**Assumptions made by SCC when forecasting initial site delivery:**

Category A site with current detailed consent for the development of 44 dwellings.

Developer delivery proforma submitted by Gentoo. Delivery forecast inline with Gentoo's proforma. The Council considers the developer forecast to be reasonable and deliverable within the five year period given Gentoo's history of developing out sites successfully across Sunderland.

No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	13	0	0	0	0

**Developer Workshop May 2020:**

Pegasus, representing Gentoo Group, referred to email submitted in advance of workshop. Email indicates that a revised application has been submitted to reduce the number of dwellings from 44no. to 43no (20/00566/VAR). However, a separate application has been submitted for a further 6no. dwellings (20/00704/FUL), bringing the total to 49no. It is anticipated that 11no. units will be completed in 20/21 with the remaining 38no. completed in 21/22.

Further email submitted on behalf of Gentoo Group following the workshop, which reaffirmed the forecasts set out in earlier email. Noted that this year's delivery has been affected by COVID-19 restrictions, although this will be made up in year 2 and site is still deliverable within the 5 year period.

**Workshop Outcome –**

Agreement   
 Disagreement (requires further discussion)   
 Further information required

**Steps SCC have taken post workshop and/or to resolve disagreement:**

The Council has updated the trajectory to reflect the revised application for 43no. units and the trajectory as set out by Gentoo Group. At this stage the additional 6no. units were not included within the projection as the application is pending consideration.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	11	32	0	0	0	0

**APS Consultation Draft representations**

Representations received from the developer Gentoo have requested that the additional 6 units which form part of a separate planning application and is currently pending decision are included within the total yield for the site for completeness. The City Council have no concerns with including the additional 6 dwellings in the site yield, taking the

total to 49 dwellings. (It should be noted that the 6 demolitions which form part of this planning application have been taken into account in demolition figures and forecasts, therefore the full 49 units have been included within this projection).

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	11	38	0	0	0	0


**APS conclusion and final five-year housing supply forecast:**  
 The inclusion of this site and its trajectory is not disputed. The site has detailed planning permission for 44 units (subject to a current revised application to reduce this to 43) with permission pending for a further 6. The total number of dwellings anticipated on site has been increased to 49 to reflect the developer’s APS submission. The developer has confirmed the anticipated delivery rates.

**Overall Outcome –**  
 Disputed Site   
 Agreed Site

**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	11	38	0	0	0	0



<b>Site Name:</b> The Inn Place, Knollside Close						
<b>SHLAA Ref:</b> 733	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> A		<b>A/B Sub Category:</b> Detailed Consent		
<b>Developer:</b> The Inn Place Partnership						
<b>Planning Reference:</b> 18/00749/FUL			<b>Decision Date:</b> 07/10/2019			
<b>Planning Description/Status:</b> Demolition of existing public house and erection of 19 dwellings with associated parking and landscaping.  Permitted – Not started						
<b>Progress of planning application:</b> The development has full planning consent. A further application is currently under consideration to vary a number of house types (20/00165/VAR). The agent has agreed to an extension of time for the decision and as such a decision is expected late summer.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 19	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0		<b>Units Not Started:</b> 19		
<b>Delivery Proforma received:</b> Email received Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  The agent indicated that the developer is intending starting on site in summer 2020. Following further e-mails to determine the impact of COVID-19 on the scheme, the agent has confirmed that the scheme is currently on hold, whilst the variation of house types application is being considered.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent for the development of 19 dwellings.  Developer email submitted. Delivery forecast inline with developer's email. The developer intends to start on site in Summer 2020. The Council considers the developer forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	0	19	0	0	0	0

<p><b>Developer Workshop May 2020:</b> No comments made at developer workshop.</p> <p>Following the workshop the site promoter's agent advised that the site was on hold whilst the variation of house types application is determined, but was not able to provide any further update on likely timescales.</p>	<p><b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/></p>
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**Steps SCC have taken post workshop and/or to resolve disagreement:**

In light of the scheme being on hold whilst the pending variation application is determined, it would be reasonable to adjust the forecast to factor in delivery at a later stage in the five year period. The site has the benefit of a recent detailed consent and is a small scale project, within a good market area and will not require significant lead in times for the commencement of development. The Council consider it reasonable to push back delivery to year 3 to provide a cautious forecast at this time.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	19	0	0	0

**APS Consultation Draft representations**

No representations or revised delivery forecasts were received to the draft APS consultation for this site.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-

**APS conclusion and final five-year housing supply forecast:**


The inclusion of this site and its trajectory is not disputed. The principle of housing has been established through detailed planning consent and an application to vary house types is pending. The site is in a good market area.

**Overall Outcome –**


Disputed Site   
Agreed Site

**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	19	0	0	0

<b>Site Name:</b> 1 Roker Terrace and Side House, St Georges Terrace			
<b>SHLAA Ref:</b> 735	<b>Monitoring Delivery Sub Area:</b> Sunderland North	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent
<b>Developer:</b> Mr Stephen Johnson			
<b>Planning Reference:</b> 18/01108/FUL		<b>Decision Date:</b> 13/09/2019	
<b>Planning Description/Status:</b> Conversion of properties into 7 no. residential flats; including one dormer window and roof light to the southern elevation, one dormer window to the northern and western elevation and the construction of a three-storey extension to the northern elevation (as amended).  Permitted – Not started			
<b>Progress of planning application:</b> The development has full planning permission in place.			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 6	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 6
<b>Delivery Proforma received:</b> Email received Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  The building which was previously one dwelling (resulting in 6 net dwellings) is in a dilapidated condition and the owner was in negotiations with a developer to undertake the works. Recent contact with the owner has confirmed that this negotiation did not progress due to the lockdown. However, he is now progressing this to find an alternative developer. The site is in a good market area and once converted is expected to be desirable.			
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent for the development of 7 flats (6 net).  Landowner indicated delivery of all units in year 1, due to having a developer on board. The Council considered the developer forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.			

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	6	0	0	0	0	0
<b>Developer Workshop May 2020:</b> No comments made at developer workshop.  Owner provided update by email post-workshop and indicated original developer had pulled out of the project due to COVID-19 and uncertainties in the market. Landowner has since approached an estate agency to market the site.					<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>	
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> In light of the impact COVID-19 has had upon the developer bringing forward this scheme, it would be reasonable to adjust the forecast to factor in delivery at a later stage in the five year period. The site has the benefit of a recent detailed consent and a willing owner who will facilitate development. The development is small scale and within a desirable market area and will not require significant lead in times for the commencement of development. The Council consider it reasonable to push back delivery to year 2 at this point in time.						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	6	0	0	0	0
<b>APS Consultation Draft representations</b>						
No representations or revised delivery forecasts were received to the APS consultation draft consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent and is in a good market area.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	6	0	0	0	0

<b>Site Name:</b> Ayton Village Primary School, Dunlin Drive, Ayton			
<b>SHLAA Ref:</b> 098	<b>Monitoring Delivery Sub Area:</b> Washington	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent
<b>Developer:</b> Vistry Group			
<b>Planning Reference:</b> 19/01484/FU4		<b>Decision Date:</b> 18/12/2019	
<b>Planning Description/Status:</b> Construction of 56 dwelling houses and associated infrastructure.  Permitted – Under construction			
<b>Progress of planning application:</b> Full planning approval is in place and the developer has discharged the relevant pre-commencement conditions.			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 56	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 56
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> The site is a brownfield site which was previously cleared prior to the subsequent acquisition of the site by the developer from the Council.  The land itself was once mining land and contains a known mine shaft entry point which has been discovered during the desktop survey and subsequent SI report. Further investigations on site are ongoing to establish the extent of the Shaft and the proposed no build zone.  Construction phase started on site in January 2020 with the site clearance and tree protection measures already in place or completed.  Sub-contractors employed for their respective trades to commence with the site set-up prior to infrastructure works commencing.  First completions expected the end of 2020, with scheme anticipated to be complete end of 2021.			

**Assumptions made by SCC when forecasting initial site delivery:**

Category A site with detailed consent for the development of 56 dwellings.

Developer delivery proforma submitted. Delivery forecast inline with developer's proforma, forecasts completions late 2020. The Council considers the developer forecast to be reasonable and deliverable within the five year period give progress on the site to date.

No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	14	42	0	0	0	0

**Developer Workshop May 2020:**

No comments made at developer workshop.

The developer has been contacted more recently to gain an understanding of any impact of COVID-19 on the delivery of the scheme, however no response has been received.

**Workshop Outcome –**

Agreement   
 Disagreement (requires further discussion)   
 Further information required

**Steps SCC have taken post workshop and/or to resolve disagreement:**

The Council contacted the developer post workshop, to try to obtain an update on delivery to ascertain the COVID-19 impact on the site's delivery. Furlough of the developer's workforce has prevented contact and updates being submitted. As the developer indicated (pre COVID-19) the site commenced in January 2020 and to expect completions late in 2020, the Council consider it reasonable to knock delivery back by one year to account for the impact COVID-19 may have on the site, in the absence of developer contact/update.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	14	42	0	0	0

**APS Consultation Draft representations**

No representations or revised delivery forecasts were received to the draft APS consultation for this site.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-

**APS conclusion and final five-year housing supply forecast:**


The inclusion of this site and its trajectory is not disputed.  
 The site is under construction.

**Overall Outcome –**

Disputed Site   
 Agreed Site


**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	14	42	0	0	0


<b>Site Name:</b> Land to the east of former Broomhill Estate						
<b>SHLAA Ref:</b> 197	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent			
<b>Developer:</b> Gentoo						
<b>Planning Reference:</b> 18/00075/FUL			<b>Decision Date:</b> 05/11/2019			
<b>Planning Description/Status:</b> Erection of 99 dwellings with associated roads, infrastructure and public open space.  Permitted – not started						
<b>Progress of planning application:</b> Full planning permission in place. The relevant pre-commencement conditions have been discharged.						
<b>Funding/Bid Details:</b> : N/A						
<b>Site Capacity:</b> 99	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 99			
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  Developer has a very good track record of housing delivery within the city. This development is phase 2 of site no. 112 also being delivered by Gentoo, as such it is anticipated they will move onto this site at a point when phase 1 is nearing completion.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent for the development of 99 dwellings.  Developer delivery proforma submitted. Delivery forecast inline with developer's proforma. The Council considers the developer forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	0	9	30	30	30	0

<b>Developer Workshop May 2020:</b> No comments made at developer workshop. Email received from Gentoo following workshop confirming that forecasts remain accurate.					<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>	
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> N/A						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	9	30	30	30	0
<b>APS Consultation Draft representations</b>  No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent and the developer has confirmed the anticipated delivery rates.					<b>Overall Outcome:</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	9	30	30	30	0



<b>Site Name:</b> Land at Mill Hill, Silksworth Road						
<b>SHLAA Ref:</b> 342	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> A		<b>A/B Sub Category:</b> Detailed Consent		
<b>Developer:</b> Persimmon						
<b>Planning Reference:</b> 18/01877/REM			<b>Decision Date:</b> 15/11/2019			
<b>Planning Description/Status:</b> Reserved matters application relating to details of appearance, landscaping, layout and scale pursuant to outline approval 14/01461/OUT for the erection of 250no (c3) residential dwellings. Amended Details and Plans.  Permitted – not started						
<b>Progress of planning application:</b> The site has reserved matters approval for 250 dwellings. The developer has discharged all relevant pre-commencement planning conditions.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 250	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0		<b>Units Not Started:</b> 250		
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> Large greenfield site within a good market area, developer has good rate of delivery within the city.  Start on site was anticipated quarter 1 of 2020, however this has been delayed due to COVID-19.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent for the development of 250 dwellings.  Developer delivery proforma submitted. Delivery forecast inline with Persimmon's proforma. The Council considers the developer forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	10	30	30	30	30	120

<p><b>Developer Workshop May 2020:</b> Persimmon advised that they would revisit the anticipated trajectory to take account of COVID-19 impacts and submit this to the Council.</p> <p>Following the workshop Persimmon submitted revised projections for the site to account for the potential impacts of COVID-19, although did acknowledge that these were difficult to know at this stage. The revised projections show a slight reduction in expected completions in 2020/21 due to delays caused by COVID-19 restrictions. As a new site the effect of no show home in combination with COVID-19 are likely to exacerbate effect on sales. Returning to normal delivery levels 2022/23.</p>				<p><b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/></p>		
<p><b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council have updated the trajectory to reflect Persimmon’s revised forecasts submitted post workshop.</p>						
<p><b>Revised Workshop Site Delivery Forecast</b></p>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	5	15	30	30	30	140
<p><b>APS Consultation Draft representations</b></p> <p>No representations or revised delivery forecasts were received to the draft APS consultation for this site.</p>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<p><b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent and all pre-commencement conditions have been discharged. The developer has confirmed the anticipated delivery rates.</p>				<p><b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/></p>		
<p><b>Final Site Delivery Forecast</b></p>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	5	15	30	30	30	140

<b>Site Name:</b> Bonnersfield Industrial Units, Bonnersfield Rd			
<b>SHLAA Ref:</b> 362	<b>Monitoring Delivery Sub Area:</b> Sunderland North	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent
<b>Developer:</b> Private			
<b>Planning Reference:</b> 16/02247/FUL		<b>Decision Date:</b> 01/12/2017	
<b>Planning Description/Status:</b> Demolition of existing workshops and erection of 363 unit mixed use residential block for students (323 Units) and young professionals (40 units) (Use Class C3) with integral car parking, ancillary amenities and commercial unit (Use Class A1/A3), along with external landscaping and access works. (AMENDED DESCRIPTION)			
Permitted – not started			
<b>Progress of planning application:</b> Full planning permission is in place for this student accommodation scheme which includes 40 general residential units for young professionals. As Student accommodation is not included within the City Council's five-year land supply, it is only the 40 units which fall under Use Class C3 that have been taken into account.			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 40	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 40
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> The site has been cleared of the existing workshops. The agent has confirmed that the developer is looking to seek discharge of the pre-commencement conditions in August 2020, with a view to starting on site later in 2020.  It is considered that due to COVID-19 and the Government's announcement of extending those planning permissions which were due to expire between 23 <sup>rd</sup> March 2020 and 31 <sup>st</sup> December 2020, until 1 <sup>st</sup> April 2021, this allows for any slippage in implementing the planning consent.			
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent for the development of a student accommodation block with 40 Use Class C3 dwellings.			

The Council forecast site delivery based on the Council's SHLAA Methodology which is considered to be reasonable and deliverable within the five-year period.  
No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	40	0	0	

<b>Developer Workshop May 2020:</b> No comments made at developer workshop.	<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input type="checkbox"/>
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**Steps SCC have taken post workshop and/or to resolve disagreement:**  
N/A

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-


**APS Consultation Draft representations**  
No representations or revised delivery forecasts were received to the draft APS consultation for this site.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-


<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent and the developer has indicated that they intend to commence on site in late 2020.	<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>
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**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	40	0	0	0

<b>Site Name:</b> Quarry House Lane, East Rainton						
<b>SHLAA Ref:</b> 421	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> A		<b>A/B Sub Category:</b> Detailed Consent		
<b>Developer:</b> Wynyard Homes						
<b>Planning Reference:</b> 16/01541/FUL			<b>Decision Date:</b> 02/02/2018			
<b>Planning Description/Status:</b> Development of 33 detached residential properties with associated access and infrastructure works. (Revised layout 13.04.2017)  Permitted – Not started						
<b>Progress of planning application:</b> The development has full planning consent.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 33	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0		<b>Units Not Started:</b> 33		
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> The agent has confirmed that start on site has been delayed due to COVID-19, however the developer is due to start on site December 2020, with site completion expected Autumn 2023.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent for the development of 33 dwellings.  Developer delivery proforma submitted. Delivery forecast inline with developer's proforma. The Council considers the developer forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	12	15	6	0	0	0
<b>Developer Workshop May 2020:</b> No comments made at developer workshop.					<b>Workshop Outcome – Agreement</b> <input checked="" type="checkbox"/>	

Following the workshop, emails received from the developer's agent advising start on the site has been delayed as a result of COVID-19, however it would be reasonable to assume that the start date is pushed back by 6 months from the original anticipated start date.						Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council have pushed back the completions slightly to reflect a delayed start date and adjusted the yearly output to reflect effects of COVID-19.						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	10	23	0	0	0
<b>APS Consultation Draft representations</b> No representations or revised delivery forecasts were received to the APS consultation draft consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent and the developer has confirmed their intention to start work on site in December 2020 and the anticipated delivery rates.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	10	23	0	0	0

<b>Site Name:</b> Land at Chapel Street/Edward Street			
<b>SHLAA Ref:</b> 494	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent
<b>Developer:</b> Private			
<b>Planning Reference:</b> 17/00652/FUL		<b>Decision Date:</b> 28/09/2017	
<b>Planning Description/Status:</b> Erection of two storey development consisting of 6no residential apartments and associated works.  Permitted – not started			
<b>Progress of planning application:</b> Full planning consent in place which was granted 2017.			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 6	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 6
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  The agent has previously confirmed that the site is being sold to a private developer and the owner of the site is in legal negotiations.  A further response from the developer has been received setting out that the funding operator is now operational again following closure due to COVID-19 restrictions and as such the funding is scheduled to be in place for July 9/10 <sup>th</sup> . Ground works are scheduled to start at the beginning of August 2020, with a completion date of 2021. Works were initially scheduled for starting March 2020, however this was delayed due to COVID19.  These timescales are considered reasonable, however it is considered that due to COVID 19 and the Government's announcement of extending those planning permissions which were due to expire between 23 <sup>rd</sup> March 2020 and 31st December 2020, until 1 <sup>st</sup> April 2021, this allows for any slippage in implementing the planning consent.			
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent for the development of 6 dwellings.  Delivery forecast in line with SHLAA methodology. The Council considers the developer forecast to be reasonable and deliverable within the first year of the five year period.			

No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	6	0	0	0	0	0

<p><b>Developer Workshop May 2020:</b> No comments made at developer workshop.</p> <p>Email received from the agent indicating that development is being sold to a private developer.</p>	<p><b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/></p>
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**Steps SCC have taken post workshop and/or to resolve disagreement:**  
The Council decided to project the original forecasts, further to the recent email received by the agent indicating a start date of August 2020.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	6	0	0	0	0	0

**APS Consultation Draft representations**

Site owner provided representations to the draft APS consultation. Owner indicated he has been ready to start development since March 2020 but due to COVID19 and the lockdown, there has been a delay. Owner expects to start groundworks in August 2020 and will endeavour to complete the project in 2020. Based on site owners comments, delivery forecasts remain the same.


Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	6	0	0	0	0	0

<p><b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent and is anticipated to start on site in August 2020 following funding being secured.</p>	<p><b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/></p>
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**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	6	0	0	0	0	0



<b>Site Name:</b> Vane Arms, Silksworth						
<b>SHLAA Ref:</b> 502	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> A		<b>A/B Sub Category:</b> Detailed Consent		
<b>Developer:</b> Private						
<b>Planning Reference:</b> 17/01168/FUL			<b>Decision Date:</b> 20/09/2017			
<b>Planning Description/Status:</b> Change of use from Public House (Class A3) to 7no two bedroomed apartments (Class C3) with associated works.  Permitted – not started						
<b>Progress of planning application:</b> Full planning permission is in place for 7 apartments.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 7	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0		<b>Units Not Started:</b> 7		
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  It is considered that due to COVID 19 and the Government’s announcement of extending those planning permissions which were due to expire between 23 <sup>rd</sup> March 2020 and 31 <sup>st</sup> December 2020, until 1 <sup>st</sup> April 2021, this allows for any slippage in implementing the planning consent.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent for the conversion of former public house to 7 apartments.  The Council forecast site delivery based on the Council’s SHLAA Methodology which is considered to be reasonable and deliverable within the five-year period. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	0	0	7	0	0	
<b>Developer Workshop May 2020:</b> No comments made at developer workshop.					<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/>	

						Further information required <input type="checkbox"/>
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b>						
N/A						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS Consultation Draft representations</b>						
No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent in place until 1 <sup>st</sup> April 2021.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	7	0	0	0

<b>Site Name:</b> Pheonix Tower Business Park, Castletown Way			
<b>SHLAA Ref:</b> 565	<b>Monitoring Delivery Sub Area:</b> Sunderland North	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent
<b>Developer:</b> Berkley De Veer			
<b>Planning Reference:</b> 18/00823/REM 19/01834/FUL		<b>Decision Date:</b> 31/10/2018 07/05/2020	
<b>Planning Description/Status:</b> Reserved matters to previously approved outline application 14/00292/OUT - Approval sought for appearance, landscaping, layout and scale (for 118 dwellings). (Amended Description).  Development of 14no. residential units  Permitted – not started			
<b>Progress of planning application:</b> Outline consent was granted for the 118 dwellings in 2014. The reserved matters application was subsequently submitted and approved in 2018. Following an amendment required to the central part of the development site due to a covenant on part of the site, a full planning application was submitted to alter the layout slightly. This application was submitted in 2019 and recently approved (May 2020).  This change to the central part of the development has resulted in an overall reduction in the site numbers reducing them down to 114 units, a loss of 4.			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 114	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 114
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> Demolition of the buildings on the site has taken place and earth works are currently underway. The developer is in the process of discharging relevant conditions.			
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent for the development of 114 dwellings.  Developer delivery proforma submitted. Delivery forecast inline with developers proforma. The Council considers the developer forecast to be reasonable and deliverable within the five year period.			

No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	24	30	30	30	0	0

<p><b>Developer Workshop May 2020:</b> No comments made at developer workshop.</p>	<p><b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/></p>
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**Steps SCC have taken post workshop and/or to resolve disagreement:**  
Following COVID-19 no further response from the developer has been provided on potentially adjusting forecasts. It is considered reasonable in this instance to assume 24 units will not be complete in year 1 and as such the forecasting has been adjusted to first completions in year 2.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	24	30	30	30	0


**APS Consultation Draft representations**  
No representations or revised delivery forecasts were received to the APS consultation draft consultation for this site.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-

<p><b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. Preliminary earth works have begun on site and the developer is in the process of discharging relevant conditions.</p>	<p><b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/></p>
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**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	24	30	30	30	0

<b>Site Name:</b> Fulwell Fire Station, Station Road			
<b>SHLAA Ref:</b> 568	<b>Monitoring Delivery Sub Area:</b> Sunderland North	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent
<b>Developer:</b> TWFRS			
<b>Planning Reference:</b> 18/01276/FUL		<b>Decision Date:</b> 20/12/2019	
<b>Planning Description/Status:</b> Demolition of former Fire Station and erection of 1no. 4 storey block to provide a total of 28no. flats together with associated car parking and landscaping (Amended plans and supporting documentation received 03.07.2019).  Permitted – Not started			
<b>Progress of planning application:</b> The site has full planning consent and the developer is in the process of discharging the relevant conditions. Education and play space contributions are to be paid prior to commencement of the dwellings, these are yet to be paid.			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 28	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 28
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> The developer initially confirmed that demolition of the existing buildings on the site would take place early 2020, with development of the site starting Easter 2020 and anticipated completion of the site June 2021. However, demolition of the buildings was delayed and is now due to commence June 2020 and be cleared by July 2020. As such the start on site has been pushed back, however this does not impact on the delivery forecasting.			
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent for the development of 28 dwellings.  Developer delivery proforma submitted. Delivery forecast inline with developer's proforma. Demolition expected early in 2020 with site commencement expected early Easter. The Council considers the developer forecast to be reasonable and deliverable within the five year period.			

No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	28	0	0	0	0	0

<p><b>Developer Workshop May 2020:</b> No comments made at developer workshop.</p> <p>A further e-mail was submitted by the agent in June 2020 indicating that the site has been slightly delayed and demolition of the buildings are due to commence June 2020 and be cleared by July 2020. As such this will result in a start on site Autumn 2020 and site completion Dec 2021/January 2022, which is still within year 2.</p>	<p><b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/></p>
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**Steps SCC have taken post workshop and/or to resolve disagreement:**  
The delivery forecasts have been adjusted to be consistent with the forecasts set out by the developer.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	28	0	0	0	0

**APS Consultation Draft representations**


No representations or revised delivery forecasts were received to the draft APS consultation for this site.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-

<p><b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent and site clearance is anticipated in June 2020 to allow development to start in late 2020. The developer has confirmed the anticipated delivery rates.</p>	<p><b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/></p>
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**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	28	0	0	0	0


<b>Site Name:</b> Warm up Wearside, Westbourne Road						
<b>SHLAA Ref:</b> 703	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> A			<b>A/B Sub Category:</b> Detailed Consent	
<b>Developer:</b> Private						
<b>Planning Reference:</b> 16/01749/FUL			<b>Decision Date:</b> 08/06/2017			
<b>Planning Description/Status:</b> Demolition of existing building and erection of 9 four bedroomed terraced houses.  Permitted – not started						
<b>Progress of planning application:</b> Full planning permission is in place for 9 dwellings.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 9	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0		<b>Units Not Started:</b> 9		
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  The developer has confirmed with the City Council by telephone conversation that he intends to progress the permission and is actively having discussions regarding delivering the scheme. It is considered that due to COVID 19 and the Government's announcement of extending those planning permissions which were due to expire between 23 <sup>rd</sup> March 2020 and 31st December 2020, until 1 <sup>st</sup> April 2021, this allows for any slippage in implementing the planning consent.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent for the erection of 9 dwellings.  The Council forecast site delivery based on the Council's SHLAA Methodology which is considered to be reasonable and deliverable within the five-year period. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	0	0	9	0	0	
<b>Developer Workshop May 2020:</b> No comments made at developer workshop.					<b>Workshop Outcome – Agreement</b> <input checked="" type="checkbox"/>	

						Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input type="checkbox"/>
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> N/A						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS Consultation Draft representations</b>  No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent in place until 1 <sup>st</sup> April 2021 and the developer has signalled their ongoing intention to bring the site forward.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	9	0	0	0




<b>Site Name:</b> Site of 1 to 12 Elmwood Square						
<b>SHLAA Ref:</b> 738	<b>Monitoring Delivery Sub Area:</b> Sunderland North	<b>NPPF Annex 2 Category:</b> A		<b>A/B Sub Category:</b> Detailed Consent		
<b>Developer:</b> MCC Homes Ltd						
<b>Planning Reference:</b> 18/01910/FUL			<b>Decision Date:</b> 02/08/2019			
<b>Planning Description/Status:</b> Erection of 5no 2 bed bungalows.  Permitted – Not started						
<b>Progress of planning application:</b> Site has full planning consent in place						
<b>Funding/Bid Details:</b> : N/A						
<b>Site Capacity:</b> 5	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0		<b>Units Not Started:</b> 5		
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> Site started in April 2020, with all five units under construction and anticipated to be complete within year 1.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent for the development of 5 dwellings.  Developer delivery proforma submitted. Delivery forecast inline with developer's proforma. The Council considers the developer forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	5	0	0	0	0	0
<b>Developer Workshop May 2020:</b> No comments made at developer workshop.  Following the workshop the developer has advised that construction has started on site, with completion of all 5 units					<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/>	


anticipated by October 2020, subject to any knock on effects of COVID-19.						Further information required <input checked="" type="checkbox"/>
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council has taken forward the original projections based on the developer update post-workshop.						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	5	0	0	0	0	0
<b>APS Consultation Draft representations</b>						
No representations or revised delivery forecasts were received to the draft APS consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	5	0	0	0	0	0

<b>Site Name:</b> 6 Athenaeum Street and upper floors 25-26 Fawcett Street						
<b>SHLAA Ref:</b> 739	<b>Monitoring Delivery Sub Area:</b> Urban Core	<b>NPPF Annex 2 Category:</b> A		<b>A/B Sub Category:</b> Detailed Consent		
<b>Developer:</b> Mr Colin Hodgson						
<b>Planning Reference:</b> 19/00422/PCJ			<b>Decision Date:</b> 10/06/2019			
<b>Planning Description/Status:</b> Conversion of first, second and third floor offices to 5no. apartments.  Permitted – Not started						
<b>Progress of planning application:</b> The site has a prior approval for office conversion to residential.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 5	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0		<b>Units Not Started:</b> 5		
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  Prior approval for conversion of offices to residential within the City Centre. The application is not subject to any conditions, being a prior approval. The agent confirmed early in 2020 that the site was under construction and to be finalised summer 2020. The agent/land owner is currently in discussions with the City Council's Development Management Service with regards a change in the window material, as such this may cause a slight delay to the progression of the works.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent for the development of 5 dwellings.  Notwithstanding the above, the Council considers the forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	0	5	0	0	0	0

<b>Developer Workshop May 2020:</b> No comments made at developer workshop.					<b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input type="checkbox"/>	
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council has applied previous forecasts based on the original developer e-mail.						
<b>Revised Workshop Site Delivery Forecast</b>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	0	5	0	0	0	0
<b>APS Consultation Draft representations</b> No representations or revised delivery forecasts were received to the APS consultation draft consultation for this site.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is under construction.				<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>		
<b>Final Site Delivery Forecast</b>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	0	5	0	0	0	0

<b>Site Name:</b> Camrex House						
<b>SHLAA Ref:</b> 725	<b>Monitoring Delivery Sub Area:</b> Urban Core	<b>NPPF Annex 2 Category:</b> A		<b>A/B Sub Category:</b> Detailed Consent		
<b>Developer:</b> Camerex House Ltd						
<b>Planning Reference:</b> 18/00825/FUL			<b>Decision Date:</b> 09/10/2018			
<b>Planning Description/Status:</b> Change of use of vacant building to 50 residential units / Permitted – under construction.						
<b>Progress of planning application:</b> Full planning consent in place.						
<b>Funding/Bid Details:</b> N/A						
<b>Site Capacity:</b> 50	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 50		<b>Units Not Started:</b> 0		
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> E-mail from developer (June 2020) indicates that development has commenced on site, with completion expected Feb 2021.						
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with detailed consent, under construction for the development of 50 dwellings.  Developer delivery proforma submitted. Delivery forecast inline with developer's proforma. All units under construction and expected to complete by the end of 2020. All units will complete at the same time given the nature of the development (apartments). The Council considers the developer forecast to be reasonable and deliverable within the five year period.  No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	50	0	0	0	0	0
<b>Developer Workshop May 2020:</b> No comments made at developer workshop.					<b>Workshop Outcome – Agreement</b> <input checked="" type="checkbox"/>	

Following the workshop, the Council have received an email received from developer confirming that development has commenced and despite delays due to COVID-19, development was expected to be completed in February 2021.						Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/>
<b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council has taken forward the original projections based on the email received from the developer.						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	50	0	0	0	0	0
<b>APS Consultation Draft representations</b> No representations or revised delivery forecasts were received to the APS consultation draft consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the anticipated delivery rates.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	50	0	0	0	0	0

<b>Site Name:</b> Land adjacent to the Beehive PH, Blind Lane			
<b>SHLAA Ref:</b> 702	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Outline Consent (not major development)
<b>Developer:</b> Private			
<b>Planning Reference:</b> 17/00979/OUT		<b>Decision Date:</b> 14/09/2017	
<b>Planning Description/Status:</b> Outline planning application for 5 detached dwellings.  Permitted (Outline) – Not started.			
<b>Progress of planning application:</b>  The site has outline planning consent.			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 5	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 5
<b>Delivery Proforma received:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  Small development site with outline planning consent. The agent for the landowner has previously indicated that they have been working hard to undertake a joint venture with a developer who will purchase the site from the landowner. A further update from the agent has indicated that due to COVID-19 the developer lined up has walked away. However, the agent has confirmed that the landowner is looking to submit the reserved matters application before the expiry of the outline consent.  These timescales are considered reasonable, more so based upon the Government's recent announcement of extending the implementation period for those planning permissions which were due to expire between 23 <sup>rd</sup> March 2020 and 31 <sup>st</sup> December 2020, until 1 <sup>st</sup> April 2021 due to the impacts of COVID 19.			
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category A site with outline consent for the development of 5 dwellings.			

Delivery forecast inline with developers e-mail. Agent has indicated that there is an intention to bring the site forward for 6 units, with submission of a full application for 6 units sometime in 2020. Delivery is forecast based on the 5 units at this point in time and will change to 6 units, should the site gain planning consent for a higher capacity. In order to factor in time for a full application to be submitted and determined, delivery has been forecast to commence in year 2 of the five year supply. The Council considers the developer forecast to be reasonable and deliverable within the five year period.

The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category A site. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	5	0	0	0	0

<p><b>Developer Workshop May 2020:</b> Persimmon queried whether the site promoter would be able to submit a Reserved Matters application for 6 dwellings when the outline was for 5. If it would require a full application, this should not be included in the 5 year supply.</p> <p>Following the workshop the site promoter's agent has advised that the developer has not decided to progress the site at this time due to the COVID-19 outbreak. However, his client is reviewing his proposals for the site with a view to reapplying for the outline permission or submitting a reserved matters application before the end of June 2020.</p>	<p><b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/></p>
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**Steps SCC have taken post workshop and/or to resolve disagreement:**  
In light of the agent's correspondence post workshop, indicating that the site has been delayed due to COVID-19, the Council has forecast delivery on site from year 3 to reflect the landowner's intention to resubmit an outline/reserved matters application before the end of June 2020. This delivery forecast is in line with the Council's SHLAA Methodology for outline consents.


Revised Workshop Site Delivery Forecast						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	5	0	0	0

**APS Consultation Draft representations**  
No representations or revised delivery forecasts were received to the APS consultation draft consultation for this site.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-



<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The small site has outline planning consent and the landowner has signalled their intention to submit a reserved matters application prior to the expiry of this in April 2021.					<b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	0	0	5	0	0	0

<b>Site Name:</b> Vaux Brewery (site of), Gill Bridge Avenue			
<b>SHLAA Ref:</b> 063	<b>Monitoring Delivery Sub Area:</b> Urban Core	<b>NPPF Annex 2 Category:</b> B	<b>A/B Sub Category:</b> Allocated CSDP Site/Outline Consent
<b>Developer:</b> Siglion			
<b>Planning Reference:</b> 15/02557/HY4		<b>Decision Date:</b> 24/08/2016	
<b>Planning Description/Status:</b> HYBRID APPLICATION: The development will comprise a first (detailed) phase (7319 sq. m Gross External Area) to include 6319 sq. m (GEA) Office Accommodation (B1) and ground floor uses (1000 sq. m GEA) including leisure (D1, D2), food and drink (A3, A4) and retail uses (A1), stopping up of existing highways and creation of associated infrastructure including internal access roads, landscaping, public realm and the continuation of the Keel Line landscape feature. The application also seeks outline consent for up to 201 residential units, commercial uses including Offices (B1), Hotel (C1), Leisure (D1, D2), Food and Drink (A3, A4) Car Parking (Sui Generis) and Retail (A1) (maximum of 2499 sq. m for retail developments across the entire site) together with associated landscaping, car parking, public realm and creation of extended promontory to support the Keel Line beyond the upper site plateau. All matters apart from access to be reserved in relation to the outline element of the proposals. Stopping up of highway.  Permitted (Outline) – Not started.			
<b>Progress of planning application:</b> The site is an allocated site within the adopted CSDP and has outline approval for up to 201 dwellings. Due to the nature of the proposal, the hybrid planning application allows for an extended period for submission of reserved matters applications of 15 years from the date of the hybrid consent (24/08/2016).			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 200	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 200
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> The Vaux West residential development forms a key part of the City Council's economic regeneration strategy and will be the first step towards doubling the City Centre population. The Riverside Sunderland Masterplan will be launched in Autumn 2020 and the Council is currently consulting on the Draft Riverside Sunderland SPD which is due to be adopted in late 2020. Siglion (the Council's wholly owned development vehicle) is currently preparing a Reserved Matters planning application for the Vaux West housing scheme which it intends to submit in December			

2020 following adoption of the SPD, with construction of the development forecast to commence in Summer 2021. The scheme will be delivered using modern methods of construction which will support an accelerated construction programme.

**Assumptions made by SCC when forecasting initial site delivery:**

Category B allocated site with outline consent for the development of 200 dwellings.

Developer delivery proforma submitted. This site is the most advanced of the Riverside sites. Initial residential development will be focused on the Vaux Brewery site which is in the full ownership of the Siglion/Council, with outline planning consent. Siglion are preparing a Reserved Matters application which will be submitted by the end of 2020. Delivery is in line with the submitted developer proforma and will start delivery in year 3 at 60 units, followed by 40 units for years 4 & 5. The Council considers the developer forecast to be reasonable and deliverable within the five year period.

The Council considers the evidence above justifies the site’s inclusion in the five year supply as a Category B site. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	60	40	40	60

**Developer Workshop May 2020:**

Persimmon questioned the status of potential infrastructure funding for the site and whether the site should be included as a result.

Council officer in attendance (representing Siglion – the site promoter) advised that they were comfortable with the projections and that they were confident that the site would deliver in accordance with the projections.

**Workshop Outcome –**

- Agreement
- Disagreement (requires further discussion)
- Further information required

**Steps SCC have taken post workshop and/or to resolve disagreement:**

The Council through its development partner (Siglion) is bringing forward the site for development. The site is a allocated site and has outline permission in place and a full application is anticipated by the end of 2020. The site forms the first phase of the wider Riverside Sunderland proposals which the Council is supporting to increase the resident population of the Urban Core. A draft SPD has been published to support the delivery of the Riverside Sunderland scheme. The site promoter considers the projections to be realistic and deliverable.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	60	40	40	600

**APS Consultation Draft representations**

No representations or revised delivery forecasts were received to the APS consultation draft consultation for this site.


Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-

**APS conclusion and final five-year housing supply forecast:**  
 The inclusion of this site and its trajectory is not disputed. The site has outline planning consent for 201 units and is allocated in the CSDP. The Council through its development partner (Siglion) is bringing forward the site for development and it is anticipated that a full application will be submitted by the end of 2020. The Council will ensure that any necessary infrastructure is delivered as part of the scheme.

**Overall Outcome –**  
 Disputed Site   
 Agreed Site

**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	60	40	40	60

<b>Site Name:</b> Ennerdale Street, Low Moorsley, Land at			
<b>SHLAA Ref:</b> 388	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> B	<b>A/B Sub Category:</b> Allocated Saved UDP Site/Outline Consent
<b>Developer:</b> Private			
<b>Planning Reference:</b> 12/01125/OUT		<b>Decision Date:</b> 06/07/2017	
<b>Planning Description/Status:</b> Proposed residential development comprising 40no. residential dwellings with associated landscaping and access.  Permitted (Outline) – Not started.			
<b>Progress of planning application:</b> The site has outline planning permission in place for 40 units which was granted July 2017.			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 40	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 40
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> The planning application was submitted/validated in January 2013 for this long-standing allocated housing site. The application was first reported to Planning Committee in February 2013 where the outstanding issue related to the signing of a S106 agreement for affordable housing and children’s play space. Due to delays in signing the S106 agreement the planning permission was not granted until July 2017.  The site is in the full ownership of the applicant, who also has a current outline planning application pending on an adjoining site which he owns. The landowner’s intentions are to bring forward the two sites together as one development site. Once the pending outline application has been granted, consent a further full or reserved matters planning application will be submitted. The current pending outline planning application is in the process of S106 drafting and a response is awaited from the City Council’s surveyor on a viability assessment that was submitted by the agent.			

The agent for the landowner has confirmed that the timescales of the pending application allow for the submission of the further larger application to be submitted before the expiry of the outline permission for site 388.

Whilst the original timetable has slipped due to COVID 19, the Government's announcement of extending those planning permissions which were due to expire between 23<sup>rd</sup> March 2020 and 31st December 2020, until 1<sup>st</sup> April 2021 allows the applicant further time to gain consent on the current application and submit the reserved matters /full planning application for both sites.

The agent has confirmed that the owner has a developer on board to deliver the scheme.

**Assumptions made by SCC when forecasting initial site delivery:**

Category B site with outline consent for the development of 40 dwellings.

Developer delivery pro-forma/email submitted. The owner has an outline application pending for 82 units on an adjoining site. On approval of this application, the Council understands it is the intention of the owner is to bring forward both sites together as one larger site. However, delivery has been forecast for the outline consent of 40 units only, starting delivery from year 4 and continuing into year 5. Delivery forecasts starting in year 4 take account of the developer's intentions for development with an adjoining , non-consented site. The Council feel this a cautious approach until a full application is submitted. The Council considers the developer forecast to be cautious, reasonable and deliverable within the five year period.

The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category B site. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	10	30	0

**Developer Workshop May 2020:**

No comments made at developer workshop.

Email received from BDN (site promoters' agent) following workshop indicating that it is still their client's intention to develop the site and submit a reserved matters application for the front site. The agent indicated that his client also has another application in at the same site for a further 82 dwellings on an adjacent site which is awaiting a section 106 agreement with the Council's solicitors. The viability assessment doesn't stack up without further development on site and as such they are trying to develop in one hit. Further email from BDN received 10 June 2020 indicates that projection of 10 dwellings in Year 4 (23/24) and the remaining 30 dwellings in Year 5 (24/25) is anticipated.

**Workshop Outcome –**

- Agreement
- Disagreement (requires further discussion)
- Further information required

**Steps SCC have taken post workshop and/or to resolve disagreement:**

No changes to projections proposed. No comments received at developer workshop and email confirms commitment to submit reserved matters application and deliver wider site. However, only completions relating to front part of site which is subject to outline planning permission have been included within the five year trajectory.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	10	30	0

**APS Consultation Draft representations**

No representations or revised delivery forecasts were received to the APS consultation draft consultation for this site.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-

**APS conclusion and final five-year housing supply forecast:**


The inclusion of this site and its trajectory is not disputed. The site has is saved UDP site allocation and has outline consent. The landowner has indicated their intention to develop this site alongside an adjacent site for which a planning application has been submitted and is pending awaiting S106 agreement. The site promoter has indicated they have a developer on board.

**Overall Outcome –**

Disputed Site   
 Agreed Site

**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	10	30	0

<b>Site Name:</b> Willow Farm land to south, Ryhope (North)			
<b>SHLAA Ref:</b> 426A	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> B	<b>A/B Sub Category:</b> Allocated CSDP Site/Outline Permssion
<b>Developer:</b> Persimmon			
<b>Planning Reference:</b> 16/01502/OU4 19/01609/VA4 20/00911/LR4		<b>Decision Date:</b> 22/12/2017 21/01/2020	
<p><b>Planning Description/Status:</b></p> <p>Outline planning application with two means of vehicular access from A1018 (Saint-Nazaire Way) to be determined (all matters reserved for subsequent approval), for the erection of up to 450 dwellings (Class C3); local centre including up to 500 square metres of floorspace (Class A1, A2, A3, A4, A5, C3, D1 or D2); earthworks to facilitate surface water and foul water drainage; structural landscaping; formal and informal open space; car parking; site remediation; and all other ancillary and enabling works. AMENDED DESCRIPTION.</p> <p>Variation of conditions 3 (Storey Heights Parameter Plan ·&amp; Land Use and Access Parameter Plan), 4 (Masterplan Addendum Document, July 2017) and 16 (Flood Risk Assessment, Rev B) of previously approved application 16/01502/OU4.</p> <p>Reserved matters application seeking approval of the details of access, appearance, landscaping, layout and scale for the erection of 450 residential units and earthworks to facilitate surface water and foul water drainage, structural landscaping, formal and informal open space, and all other ancillary and enabling works.</p> <p>Permitted (Outline) – Not started. Reserved Matters- Application pending</p>			
<p><b>Progress of planning application:</b></p> <p>The site has outline consent in place for 450 dwellings.</p> <p>An application (19/01609/VA4) to vary the outline consent was submitted September 2019 and subsequently approved January 2020. In the main this variation sought to revise the location of the local centre to the periphery of the proposed residential development, close to the entrance roundabout to help visibility and footfall to support its operation.</p> <p>A reserved matters application was submitted by the developer in June 2020 and is currently under consideration. The statutory consultation period for the application expires on 28/07/2020 with an overall target date for decision 17/08/2020.</p>			



**Funding/Bid Details:**

Sunderland City Council in partnership with Durham County Council submitted a funding bid to Ministry of Housing Communities and Local Government (MHCLG) in March 2019 as part of the Housing Infrastructure Fund (HIF). The HIF seeks to deliver new physical infrastructure to support new and existing communities; to make more land available for housing in high demand areas; to support ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply; and allow local authorities to recycle the funding for other infrastructure projects, achieving more and delivering new homes in the future.

The joint bid for £25.4 million sought to secure money towards new roads and infrastructure to support housing growth in the South Sunderland Growth Area (SSGA), with some additional housing in Durham, unlocking approximately 4066 homes across the two Local Authority areas (3,636 homes in Sunderland). The full funding award of £25.4m was approved as part of the Chancellor's budget announcements in April 2020 and has a spend date of March 2024, which is within the five-year land supply timescales.

This site forms part of the SSGA and will benefit from the HIF.

With regards to the schemes related to HIF, the following update infrastructure improvements have been identified:-

**School extensions/refurbishments-**

For the two school extensions required, permission is either in place or applications are currently pending. Works are programmed to start on site August 2020. Two school refurbishments are to be undertaken, one is to provide SEND (Special Education Needs and Disability) provision at a local primary school and the other is to provide additional class room space at a local secondary school, both programmed for 2022-23.

**New SEND School**

A new SEND school is to be provided in the vicinity of the SSGA, the site is within Council ownership and the initial designs have been prepared, the planning application is due to be submitted Winter 2020, with works onsite due to commence Summer 2021.

**Ryhope Doxford Link Road - Missing Link**

There are two sections of the Ryhope Doxford Link Road (RDLR) that remain to be delivered, these are the 'Fourth Arm' and the 'Missing Link', for which funding is sought through Section 106 contributions. The 'Missing Link' section is included within the HIF to enable forward funding and early delivery of the scheme.

In line with HIF timescales, the 'Missing Link' section has been designed to the preliminary stage, and supporting information is currently being prepared for submission of a planning application during 2020/2021. Subject to planning permission and no unforeseen delays; the intention is to commence works in 2021/2022 with a construction programme of approximately 12 months, resulting in completion at a mid-point within the five-year period.

Both sections will fully complete the RDLR, (the missing link is essential to the full development of all four sites within SSGA and the fourth arm allows for further alternative routes and distribution across the local road network), providing a strategic east to west road corridor connection; and greatly reduce the volume of traffic from SSGA related developments and alleviate impact on the Seaton Lane junction within Durham.

**Seaham Road improvement scheme (Neighbouring County Durham)**

A longer term highways scheme to address traffic growth in Seaham, County Durham has been funded through the HIF which will help alleviate traffic from SSGA but is not a planning requirement to be in place for developing the Sunderland housing schemes. The proposed works are programmed to start May 2021, with a 14 month construction programme, with completion anticipated July/August 2022.

In addition to HIF funding, funding has also been secured by Sunderland Council through the Growth and Housing Fund with the support of Highways England for the A19/A690 Durham Road Junction Improvement. This scheme involves improvements to two arms of the A19/A690 junction to increase capacity to address traffic growth from SSGA developments but also additional trips generated by other development south of the River Wear. The improvements to the two arms started on site in July / August 2019 and will be substantially complete in-August 2020, (these works were scheduled for completion April 2020, however are subject to a slight delay due to the COVID-19 pandemic).

**S106 Contributions and delivery**

It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for 3 of the 4 sites, with only the Land North of Burdon Lane site needing to reach agreement through the determination of pending planning applications.

It is also worth noting that the infrastructure identified above is only required to deliver the full SSGA allocation of approximately 3,000 dwellings across the 4 sites. Early phases of all sites are possible prior to the completion of the infrastructure works.

<b>Site Capacity:</b> 450	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 450
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<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Did SCC agree with Delivery Proforma:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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**Developers history of delivery in Sunderland and/or progress with site to date:**

The site is a large greenfield site which is also the subject of an adopted Supplementary Planning Document to provide further guidance to this site and the wider area to ensure development is brought forward in a comprehensive manner.

The developer has an option to purchase the site on receipt of gaining reserved matters planning consent.

As the site is included within the SPD for the South Sunderland Growth Area, a number of high-level desktop surveys/assessment work was undertaken to inform the SPD. In addition to this, all key reports required for the site were undertaken at the outline planning application stage have been provided to the developer to allow viability to be tested and the contract entered into with the landowner.

Further specific survey/assessment work has been submitted through the reserved matters application to support the proposal and to assist in discharging any pre-commencement conditions attached to the outline consent to minimise commencement delay.

The developer has a good track record of housing delivery in the city.

As the scheme will benefit from infrastructure being in place within the next five years as part of the successful HIF bid, the timescales for development are considered appropriate.

**Assumptions made by SCC when forecasting initial site delivery:**

Category B site, allocated in the CSDP with outline consent for the development of 450 dwellings.

Outline application expires in December 2020. As of the base date (31<sup>st</sup> March 2020), the Reserved Matters application had not been submitted to the authority, therefore the delivery was pushed back from that cited in the submitted developer delivery proforma, which suggested that delivery would commence in year 2. The Council identified year 3 as the first year for delivery at 30 units per annum, which is inline with the SHLAA delivery assumptions for outline planning applications. The Council considered the developer forecast to be cautious, reasonable and deliverable within the five year period.

The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category B site. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	30	60	60	300

**Developer Workshop May 2020:**


At the workshop Persimmon advised that Reserved Matters application had been submitted on the Planning Portal and would be processed upon payment of application fee.

The Council advised that they had pushed the trajectory back a year based on the projection set out within Persimmon's original proforma. Persimmon advised that this was probably correct.

**Workshop Outcome –**

- Agreement
- Disagreement (requires further discussion)
- Further information required

<p>Persimmon did raise some potential concern over delivery rates of 60 per annum and advised that they would revisit this and advise the Council.</p> <p>Following the workshop Persimmon submitted revised projections for the site to account for the potential impacts of COVID-19, although did acknowledge that these were difficult to know at this stage. The revised projections indicate site commencement being brought forward to 2021/22 to reflect Reserved Matters application now being submitted. Slightly more cautious approach to rates thereafter to reflect uncertainty in where market will be post COVID-19.</p>						
<p><b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council have updated the projections to reflect Persimmon's revised forecasts submitted post workshop.</p>						
<p><b>Revised Workshop Site Delivery Forecast</b></p>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	5	25	50	50	320
<p><b>APS Consultation Draft representations</b></p> <p>No representations or revised delivery forecasts were received to the APS consultation draft consultation for this site.</p>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<p><b>APS conclusion and final five-year housing supply forecast:</b> Further discussions have taken place between the City Council and the developer around the measures the Government has put in place to accelerate house building and house sales and as a result of this, the developer has confirmed a slight adjustment to the delivery forecasts.</p> <p>The inclusion of this site and its trajectory is not disputed. The site has is a CSDP allocation and has outline consent with a reserved matters pending.</p>				<p><b>Overall Outcome –</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/></p>		
<p><b>Final Site Delivery Forecast</b></p>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	5	30	50	50	315

<b>Site Name:</b> Black Boy Road land at (Site A)			
<b>SHLAA Ref:</b> 128	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> B	<b>A/B Sub Category:</b> Outline Consent
<b>Developer:</b> Persimmon			
<b>Planning Reference:</b> 16/02123/OU4 (Outline) 19/01826/REM (Pending)		<b>Decision Date:</b> 30/01/19 (Outline)	
<p><b>Planning Description/Status:</b> Outline planning application for residential development of up to 141 dwellings with all matters reserved except access, which will be taken directly from Black Boy Road.</p> <p>Application for Reserved Matters (appearance, layout, landscaping and scale) pursuant to outline planning permission ref. 16/02123/OU4 for the erection of 141 dwelling houses.</p> <p>Permitted (Outline) – Not started</p>			
<p><b>Progress of planning application:</b></p> <p>The site has outline consent in place for up to 141 dwellings. A reserved matters application was submitted 28/10/2019 and is currently pending for 141 dwellings by Persimmon Homes. All statutory consultations and neighbour consultations have been undertaken with no major issues having been reported.</p> <p>There are two outstanding issues relating to drainage and landscaping which have been discussed with the developer who is in the process of gathering the additional information required to resolve these issues. There is a slight delay in receiving this information back from the developer due to staff shortages as a result of COVID19. Once this revised information is received, which is expected in July, a further neighbour consultation exercise will be undertaken for 3 weeks before the application is determined. The developer has agreed with the Local Planning Authority to an extension of time for a decision to be made, which expires 31<sup>st</sup> July 2020, a further time extension is expected to be issued due to the need to undertake neighbour consultations, which is considered reasonable on the basis of the outstanding issues.</p>			
<b>Funding/Bid Details:</b> : N/A			
<b>Site Capacity:</b> 141	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 141
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>			

The developer has confirmed that they have an option to purchase the site with the landowner which is subject to gaining planning consent. All key site investigations and surveys were undertaken at the outline planning application stage and any additional surveys required were submitted to support the reserved matters application.

The developer has a good track record of housing delivery within the city.

**Assumptions made by SCC when forecasting initial site delivery:**

Category B site with outline consent for the development of 141 dwellings.

A Reserved Matters application for the site has been submitted and is pending. Developer is currently resolving drainage and landscaping proposals as part of the Reserved Matters application. Developer proforma was submitted and the developer indicates that they expect to start on site in Q4 of 2020, with first completions in year 2 of the five year period. The Council considers the developer forecast to be cautious, reasonable and deliverable within the five year period.

The Council considers the evidence above justifies the sites inclusion in the five year supply as a Category B site. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	30	30	30	21

**Developer Workshop May 2020:**

At the workshop the Council queried Persimmon on whether they still intended to be on site in Q4 of 2020. Persimmon advised that they would likely start in 2021 now, but will come back to the Council with regard to the delivery rates.

Following the workshop Persimmon submitted revised projections for the site to account for the potential impacts of COVID-19, although did acknowledge that these were difficult to know at this stage. The revised projections indicate a slower delivery to start, with delivery rates expected to return to pre-COVID-19 levels 2022/23.

**Workshop Outcome –**

Agreement   
 Disagreement (requires further discussion)   
 Further information required

**Steps SCC have taken post workshop and/or to resolve disagreement:**

The Council have taken on board Persimmons revised forecasts to account for COVID19 impacts.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	15	30	30	30	36

**APS Consultation Draft representations**


No representations or revised delivery forecasts were received to the draft APS consultation for this site.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-

<p><b>APS conclusion and final five-year housing supply forecast:</b>          The inclusion of this site and its trajectory is not disputed. The site has outline planning consent with a reserved matters application pending, with no significant outstanding matters to be addressed. The forecasts reflect those indicated by the developer. No further adjustments made.</p>	<p><b>Overall Outcome –</b>          Disputed Site <input type="checkbox"/>          Agreed Site <input checked="" type="checkbox"/></p>
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**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	15	30	30	30	36

<b>Site Name:</b> Hylton Lane/Blaydon Ave, Hylton Lane			
<b>SHLAA Ref:</b> 079	<b>Monitoring Delivery Sub Area:</b> Sunderland North	<b>NPPF Annex 2 Category:</b> B	<b>A/B Sub Category:</b> Allocated Saved UDP Site
<b>Developer:</b> Gentoo Group			
<b>Planning Reference:</b> 18/00527/FUL		<b>Decision Date:</b> N/A	
<b>Planning Description/Status:</b> Erection of 71 dwellings with associated access, infrastructure and landscaping (additional HRA information received).  Application withdrawn			
<b>Progress of planning application:</b> The planning application for 71 units was withdrawn on 19/06/2020 as the site now forms part of Gentoo's affordable housing programme and the developer has confirmed that a further application is to be submitted in July 2020 to reflect this.			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 71	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 71
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  The site is a longstanding site allocation through the previous Unitary Development Plan (UDP), which was saved as part of the adoption of the CSDP. It is a greenfield site.  The recently withdrawn planning application was received 23/03/2018 and during that time progressed through the formal planning application process with regards to consultation with neighbours and statutory bodies. As a result of the consultation process issues in relation to ecology and Habitat Regulation Assessment were raised with the developer.  These issues have been the subject of discussion between the City Council and the developer for a number of months. A suitable form of mitigation has now been agreed and the new planning application to be submitted will ensure these mitigation measures are in place to allow the application to be determined expeditiously.			



The application site is within the ownership of the developer, Gentoo Group and all relevant site investigations and surveys were undertaken either prior to the planning application submission in support of the proposal or during the consideration of the planning application.

**Assumptions made by SCC when forecasting initial site delivery:**

Category B site, allocated saved UDP allocation with a full application pending for the development of 71 dwellings.

Gentoo has indicated that a second application will be submitted for this site in Summer 2020. The site is part of Gentoo Group’s 5 Year Delivery Plan and is part of the Affordable Homes Programme. The Developer returned a proforma identifying delivery commencing in year 2 at 40 units and completing in year 3 at 31 units. The delivery rates identified are inline with the Affordable Homes Programme schedule which supports higher rates of delivery on sites and tight construction timescales, to assist delivery of housing at pace. In light of a second application coming in for the site, the Council has moved delivery back to commence in year 3 at 23 units and 24 for years 4 & 5 to provide a cautious forecast accounting for the imminent secondary application. The Council considers the forecast to be cautious, reasonable and deliverable within the five year period.

The Council considers the evidence above justifies the site’s inclusion in the five year supply as a Category B site. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	23	24	24	0

**Developer Workshop May 2020:**


The Council advised that they had pushed the trajectory back to reflect a revised planning application. Pegasus (representing Gentoo Group) advised that they were still confident with the projected delivery set out in their original proforma (i.e. completions in years 2 and 3). The site is funded as part of the Affordable Housing programme so completions are required within a certain to timeframe to meet that. Email from Pegasus submitted prior to the workshop indicated earlier delivery of site with 40 units delivered in 21/22 and 31 units in 22/23. Pegasus indicated that a revised planning application (for the same number of dwellings) is expected to be submitted shortly.

Further email submitted on behalf of Gentoo Group after workshop reaffirming the forecasts set out in earlier email. A new application is being prepared. The site is part of Gentoo Group's Affordable Home programme which envisages delivery of the site within five years.

**Workshop Outcome –**

- Agreement
- Disagreement (requires further discussion)
- Further information required

Given extant housing allocations, there is a clear prospect that this will happen						
<p><b>Steps SCC have taken post workshop and/or to resolve disagreement:</b>  The Council have adjusted to the projections to reflect submission from Gentoo Group, post workshop. It is acknowledged that the site is funded as part of the Affordable Housing Programme and therefore completion dates are tied to this funding.</p>						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	40	31	0	0	0
<b>APS Consultation Draft representations</b>						
Representations received from the developer agreeing with the forecasts identified in the draft APS consultation.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	40	31	0	0	0
<p><b>APS conclusion and final five-year housing supply forecast:</b>  The inclusion of this site and its trajectory is not disputed. The site is a saved UDP allocation, all necessary site investigation works have been completed and a revised application is expected imminently. The site has funding agreed as it forms part of Gentoo's Affordable Housing Programme. No further adjustments made.</p>				<p><b>Overall Outcome –</b>  Disputed Site <input type="checkbox"/>  Agreed Site <input checked="" type="checkbox"/></p>		
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	40	31	0	0	0

<b>Site Name:</b> Southwick Primary School, Clarence Street			
<b>SHLAA Ref:</b> 091	<b>Monitoring Delivery Sub Area:</b> Sunderland North	<b>NPPF Annex 2 Category:</b> B	<b>A/B Sub Category:</b> Brownfield Register
<b>Developer:</b> Engie on behalf of Bernicia			
<b>Planning Reference:</b> 19/01740/FU4		<b>Decision Date:</b> N/A	
<b>Planning Description/Status:</b> Residential development comprising of 37no. homes with associated access and landscaping and the stopping up of existing footpaths to the north of the site. (Amended Description 14/11/19) / Application pending			
<b>Progress of planning application:</b> All matters associated with the planning application have been discussed, agreed and accepted by the City Council and no outstanding issues remain. The application was reported to the Development Management Committee in April 2020 where it was resolved to approve the application subject to the signing of a S106 agreement in relation to a financial contribution towards strategic access and monitoring measures to mitigate the effects of the development on nearby European protected coastal sites and the requirement for on-site affordable housing. The Council's legal team are in the process of drafting up the agreement and it is anticipated that the formal decision will be issued July 2020.  As such the site could be considered as a Category A site, however for the purposes of the base date of the APS, this site remains as a Category B site.			
<b>Funding/Bid Details:</b> Homes England funding for 100% affordable units.			
<b>Site Capacity:</b> 37	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 37
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b> The buildings on the site were demolished a number of years ago and the site is cleared. The site is owned by the City Council and the developer Engie/Bernicia are under contract with the City Council to purchase subject to gaining planning consent and the payment of S106 contributions.  As part of the planning application submission the relevant site investigations, studies and assessments associated with the proposal and the site have been submitted to and agreed with the City Council.			

The development is providing 100% affordable units and is being funded by Homes England, as such expectations on the site regarding the delivery rates are increased in line with the developer's agreement with Homes England.

**Assumptions made by SCC when forecasting initial site delivery:**

Category B site, on the Brownfield Register with a full application pending for the development of 37 dwellings.

The Council is in the process of selling this site to Engie, who will be delivering a scheme on site for Bernicia. Engie have indicated that they are looking to start on site in July 2020. Taking into consideration the time taken for initial site preparation processes and the implementation of the necessary infrastructures, delivery of the site's first units has been forecast for year 2 (17 units) with site completion in year 3 (20 units). The Council considers the forecast to be cautious, reasonable and deliverable within the five year period.

The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category B site. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	17	20	0	0	0

**Developer Workshop May 2020:**

The Council advised that this application now has planning permission subject to a S106 legal agreement. No comments made at developer workshop.

Email from Bernicia following workshop proposed revised trajectory with all 37 completions expected to take place in Year 2 (21/22).

**Workshop Outcome –**

- Agreement
- Disagreement (requires further discussion)
- Further information required

**Steps SCC have taken post workshop and/or to resolve disagreement:**

The Council have proposed to update the trajectory to reflect the advancement of the planning application and the revised projections from the developer and the fact that the scheme is required to have a quick build out rate due to having Homes England funding in place.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	37	0	0	0	0

**APS Consultation Draft representations**


No representations or revised delivery forecasts were received to the APS consultation draft consultation for this site.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-

<p><b>APS conclusion and final five-year housing supply forecast:</b>          The inclusion of this site and its trajectory is not disputed. The site is in the Brownfield Register and has full planning consent subject to signing a S106 and Homes England funding to secure delivery. No further adjustments made.</p>	<p><b>Overall Outcome:</b>          Disputed Site <input type="checkbox"/>          Agreed Site <input checked="" type="checkbox"/></p>
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**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	37	0	0	0	0

<b>Site Name:</b> Land at Lambton Lane			
<b>SHLAA Ref:</b> 194	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> B	<b>A/B Sub Category:</b> Brownfield Register
<b>Developer:</b> Persimmon			
<b>Planning Reference:</b> 17/00589/FUL		<b>Decision Date:</b> N/A	
<b>Planning Description/Status:</b> Demolition of existing scrapyards and Cosyfoam industrial unit and erection of 252 no residential dwellings with associated access, landscaping and infrastructure (AMENDED DESCRIPTION - FEBRUARY 2019). / Application pending			
<p><b>Progress of planning application:</b></p> <p>The site is a Brownfield site with a number of constraints to development as such the planning application has been under consideration for some time while the issues are resolved. The proposal is now at a point where the site issues have been resolved, with the outstanding issue being the submission of a viability assessment by the applicant. The applicant has recently confirmed that the principles of the viability assessment have been worked through and agreed with the City Council and as such the assessment is currently being drafted ready for submission.</p> <p>Once this has been submitted and is satisfactory, it is anticipated that a decision will be forthcoming.</p>			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 252	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 252
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<p><b>Developers history of delivery in Sunderland and/or progress with site to date:</b></p> <p>The developer has an option on the site to purchase, subject to gaining planning consent. All relevant site investigations and survey work have been undertaken as part of the preliminary work for submitting the planning application.</p> <p>The developer has a good track record of housing delivery within the city. The developer has a number of sites within the city and has taken on large brownfield sites (as well as greenfield sites), which tend to have a number of issues, however once resolved and permission is granted the developer is generally very quick to start on site.</p>			
<b>Assumptions made by SCC when forecasting initial site delivery:</b>			

Category B site, on the Brownfield Register with a full application pending for the development of 252 dwellings.

A full application is pending on this site, however significant progress has been made regarding the outstanding matters in relation to the application. The Council is currently awaiting the submission of a Viability Assessment (VA) before the application can go before the Development Management Committee. The Council is of the understanding that the submission of a VA is imminent. Persimmon submitted a site delivery forecast via the developer proforma. Delivery rates set out in the developer proforma have been applied, starting in year 2 at 30 dwellings per annum. The Council considers the forecast to be cautious, reasonable and deliverable within the five year period.

The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category B site. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	30	30	30	132

**Developer Workshop May 2020:**

At the workshop Persimmon advised that the application was being dealt with by a colleague, but the assumptions looked reasonable and that the required viability assessment (which was the last outstanding matter on the application) would be submitted soon. They will however review the delivery rates and get back to the Council.

Following the workshop, Persimmon submitted revised projections for the site to account for the potential impacts of COVID-19, although did acknowledge that these were difficult to know at this stage. The revised projections indicate a slightly more cautious opening year, with delivery levels returning to pre-COVID-19 levels by 2022/23.

**Workshop Outcome –**  
 Agreement   
 Disagreement (requires further discussion)   
 Further information required

**Steps SCC have taken post workshop and/or to resolve disagreement:**

The Council have adjusted the projections based on the latest forecasts from Persimmon submitted post workshop.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	15	30	30	30	147

**APS Consultation Draft representations**


No representations or revised delivery forecasts were received to the APS consultation draft consultation for this site.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-

<p><b>APS conclusion and final five-year housing supply forecast:</b>          The inclusion of this site and its trajectory is not disputed. The site is in the Brownfield Register and has full planning consent pending. Developer has indicated submission of a viability assessment, which is the last outstanding matter is imminent, therefore it is anticipated that the application will be determined shortly. No further adjustments made.</p>	<p><b>Overall Outcome:</b>          Disputed Site <input type="checkbox"/>          Agreed Site <input checked="" type="checkbox"/></p>
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<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	15	30	30	30	147



<b>Site Name:</b> Philadelphia Complex			
<b>SHLAA Ref:</b> 330A	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> B	<b>A/B Sub Category:</b> Outline Consent
<b>Developer:</b> Persimmon			
<b>Planning Reference:</b> 14/00538/HYB (Hybrid) 17/02246/REM 19/00804/REM (Pending)		<b>Decision Date:</b> 10/06/2016 (Hybrid) 21/2/18 (17/02246/REM - 13 aff hsg units)	
<p><b>Planning Description/Status:</b>  HYBRID APPLICATION: Detailed planning application for change of use and refurbishment of the listed former power station and annex with associated internal and external works to create learning and enterprise building (use classes B1 and/ or D1 and ancillary A3); refurbishment of the other 5 listed buildings and 2 non-listed buildings (Philadelphia Complex) comprising internal and external works for uses within use classes B1 and/ or B2 and/ or B8. Outline planning application for mixed use development comprising up to 500 dwellings (use class C3); food store (use class A1); local retail facilities comprising of use classes A1 and / or A2 and/ or A3 and/ or A5; public realm enhancements comprising hard and soft landscaping to create employment zone with associated access roads (requiring stopping up of the highway), landscaping and infrastructure works.</p> <p>17/02246/REM Reserved Matter relating to affordable housing provision, namely the erection of 13 bungalows, to the outline element of 14/00538/HYB.</p> <p>19/00804REM - Reserved matter application pursuant to 14/00538/HYB, seeking approval of the details of access, appearance, landscaping, layout and scale for the erection of 450 residential units on Phase 1(a), 2(a), 3 and 4. AMENDED LAYOUT &amp; DESCRIPTION/</p> <p>Land at Philadelphia Complex/Philadelphia Lane Houghton-le-Spring. - Permitted (Outline) – Not started</p>			
<p><b>Progress of planning application:</b>  The site has the benefit of outline planning consent for up to 500 dwellings which was approved in 2016. Following that approval the applicant submitted a reserved matters application for the affordable housing element of the scheme (13 units), which was approved in 2018. Building works on the affordable housing element commenced shortly after the approval date, with first completions in 2019/20.</p> <p>A reserved matters application is currently under consideration for 450 dwellings, which has reduced from 452 units as submitted initially (taking the total yield on the site to 463 units). The majority of the issues with the site have been resolved and the two outstanding matters for the planning application are in relation to further improvements being required to landscaping and ecology. The developer submitted the additional</p>			

information required to overcome these two issues to the Council in June 2020 and internal colleagues have been consulted, their comments are awaited.

It is anticipated that these technical issues will be resolved imminently and the application determined August 2020.

**Funding/Bid Details:** N/A

<b>Site Capacity:</b>	<b>Units Complete:</b>	<b>Units Under Construction:</b>	<b>Units Not Started:</b>
463	4	9	450

**Delivery Proforma received:**

Yes

No

**Did SCC agree with Delivery Proforma:**

Yes

No

**Developers history of delivery in Sunderland and/or progress with site to date:**

As the site has outline consent in place, site surveys and assessments were undertaken to support the submission of the outline planning application. The majority of the site is brownfield, with an element of greenfield and as such the buildings required to be removed for housing development have been demolished.

The reserved matters approval for the 13 affordable housing units has started on site with 4 units completed in 2019/20. The remaining 9 units are currently under construction and anticipated for completion 2020/21.

The developer has confirmed that they have an option on the site and the purchase contract is conditional on receipt of satisfactory planning permission. Projected site commencement date and build rates take into consideration all contractual obligations and timescales.

The developer has a good track record of housing delivery within the city.

**Assumptions made by SCC when forecasting initial site delivery:**

Category B site with outline consent and a Reserved Matters application pending for the development of 450 dwellings.

Landscaping and Ecology issues remain outstanding in relation to the Reserved Matters application (2019). It is understood that these issues are near resolution. Based on the developer proforma forecasts we expect that these issues will be resolved imminently, therefore the Council has taken forward Persimmon's development forecasts for the site. The Council considers the forecast to be cautious, reasonable and deliverable within the five year period.

The Council considers the evidence above justifies the sites inclusion in the five year supply as a Category B site. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.


The 9 units in year 1 reflect the completion of the remaining 9 affordable units already under construction.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
4	9	20	50	50	50	280
<p><b>Developer Workshop May 2020:</b> At the developer workshop Persimmon advised that they are currently working through addressing landscape and ecology comments on their Reserved Matters application, however there were no show stoppers. They advised that the projected start date is still correct, but they would check the projected delivery rates and get back to the Council.</p> <p>Following the workshop Persimmon submitted revised projections for the site to account for the potential impacts of COVID-19, although did acknowledge that these were difficult to know at this stage. The revised projections indicate a reduction in 2020/21 completions to reflect planning application and other expected delays caused by contractual conditions. Delivery rates expected to return to pre-COVID-19 levels 2022/23, however slightly reduced to reflect uncertainty in where the market will be post COVID-19.</p>					<p><b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/></p>	
<p><b>Steps SCC have taken post workshop and/or to resolve disagreement:</b> The Council has amended the projections to reflect Persimmon’s latest forecasts submitted post workshop.</p>						
<b>Revised Workshop Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
4	5	20	40	40	40	314
<p><b>APS Consultation Draft representations</b> No representations or revised delivery forecasts were received to the APS consultation draft consultation for this site.</p>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<p><b>APS conclusion and final five-year housing supply forecast:</b> Further discussions have taken place between the City Council and the developer around the measures the Government has put in place to accelerate house building and house sales and as a result of this the developer has confirmed a slight adjustment to the delivery forecasts.</p>				<p><b>Overall Outcome:</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/></p>		

The inclusion of this site and its trajectory is not disputed. The site has outline planning with reserved matters pending. Developer has indicated that they are currently working through addressing landscape and ecology comments for the reserved matters application.

**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
4	9	20	40	40	40	310

<b>Site Name:</b> Seaburn Amusements, Whitburn Road			
<b>SHLAA Ref:</b> 413	<b>Monitoring Delivery Sub Area:</b> Sunderland North	<b>NPPF Annex 2 Category:</b> A	<b>A/B Sub Category:</b> Detailed Consent
<b>Developer:</b> Avant Homes/Siglion			
<b>Planning Reference:</b> 16/02056/HY4 (Hybrid) 19/01750/LR4		<b>Decision Date:</b> 31/10/2017 (Hybrid) March 2020 (Full)	
<p><b>Planning Description/Status:</b> HYBRID APPLICATION Outline planning application is for demolition of existing buildings and creation of a leisure-led mixed use development on 8.3 hectares of land to the west of Whitburn Road and north of Dykelands Road. The proposed development includes change of use of open space and development incorporating Use Classes D1, D2 &amp; Sui Generis uses (amusement centre and/ or privately managed park and/ or funfair); A1 (maximum of 2000 square metres), A2, A3, A4 &amp; A5; and C1 (Hotel) &amp; C3 (up to 279 residential units), along with associated landscaping and public realm improvements and stopping up of highways. Detailed planning application is for first phase of infrastructure works including improvements to access roads and change of use of open space to public car park to the north of Dykelands Road.</p> <p>Approved Reserved Matters application pursuant to 16/02056/HY4 for the erection of 82 homes.</p>			
<b>Progress of planning application:</b> Full planning consent granted at the March 2020 Development Management Committee. Therefore, this site is classified as a Category A site by NPPF Annex 2 definition.			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 279	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 279
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<p><b>Developers history of delivery in Sunderland and/or progress with site to date:</b> The site has outline planning permission to deliver 279 dwellings in total. The reserved matters application for the 1<sup>st</sup> phase of development was given planning consent March 2020, which is for 82 units to be delivered by Avant Homes. The landowner has undertaken all necessary site investigations/survey and assessment work as part of the Hybrid planning application and further works were undertaken where necessary to support the submission of the reserved matters application by Avant Homes. Start on site is anticipated August 2020 following legal completion, with first occupations expected in early 2021.</p>			

**Assumptions made by SCC when forecasting initial site delivery:**

Category A site with detailed consent for development of 82 dwellings (phase 1).

Avant Homes submitted a delivery proforma indicating that delivery would commence in year 1 at a reduced rate of 10 units and continue to build out in years 3 & 4 at 36 units per annum. Taking into account the timescales for achieving detailed planning consent and site preparation lead in times, the Council considered the developer forecast to be reasonable and achievable at that point in time.

No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	10	36	36	0	0	197

**Developer Workshop May 2020:**

At the workshop Taylor Wimpey questioned whether 10 units would be completed this year. Siglion agreed that it was unlikely that there would be any completions in 2020/21, however it would deliver after this. Siglion also questioned whether the larger site which is just subject to outline application should be included. SCC clarified that it was only the Avant scheme which has full planning permission which was included in the five year supply.

Following the workshop, an email was received from Avant Homes setting out a revised delivery forecast to take on board the comments received at the workshop, with no completions anticipated in Year 1, 30 units in Years 2 and 3, and the remaining 22 units in Year 4.

**Workshop Outcome –**

Agreement   
 Disagreement (requires further discussion)   
 Further information required

**Steps SCC have taken post workshop and/or to resolve disagreement:**

The Council has revised the delivery projections based on further information/revisions supplied by Avant and Siglion to include no completions in 20/21. The revised forecasts are consistent with the revised forecasts indicated by Avant Homes and Siglion.


**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	30	22	0	197

**APS Consultation Draft representations**

No representations or revised delivery forecasts were received to the APS consultation draft consultation for this site.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site has full planning permission for 82 units (phase 1). First phase has been forecast within the five year period as agreed with the developer Avant Homes.					<b>Overall Outcome:</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
<b>Final Site Delivery Forecast</b>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	30	22	0	197

<b>Site Name:</b> Land north of Burdon Lane			
<b>SHLAA Ref:</b> 477	<b>Monitoring Delivery Sub Area:</b> Sunderland South	<b>NPPF Annex 2 Category:</b> B	<b>A/B Sub Category:</b> Allocated CSDP Site
<b>Developer:</b> Consortium (Taylor Wimpey, Persimmon, Story)			
<b>Planning Reference:</b> 18/00640/FUL 19/01497/HY4		<b>Decision Date:</b> Both applications still pending.	
<p><b>Planning Description/Status:</b> 96 dwellings with access from Burdon Road and associated open space, landscaping, infrastructure and earthworks - Persimmon,</p> <p>Hybrid Planning Application - Full Planning permission for 532 residential dwellings (Use Class C3) with associated infrastructure and landscaping: Outline planning permission (all matters reserved except access) to erect up to 397 residential dwellings (Use Class C3), a neighbourhood centre (comprising 2.4 hectares of development including 1.5 form entry school and uses from within use classes A1,A3,A4, D1, and D2), associated infrastructure and landscaping.</p> <p>Allocated CSDP site. Both planning applications are pending</p>			
<p><b>Progress of planning application:</b> The site is allocated through the CSDP for approximately 1,000 dwellings and is to be brought forward by a consortium of developers; Taylor Wimpey, Persimmon Homes and Story Homes. In addition to the site being allocated in the CSDP, an adopted Supplementary Planning Document is in place to provide further guidance for the development of this site and the wider area to ensure development is brought forward in a comprehensive manner.</p> <p>Two planning applications have been submitted on the site for different parcels of land. Persimmon Homes submitted a standalone application for 96 units in April 2018 for their relevant parcel of land and the Consortium submitted a hybrid application for 929 units (532 full/397 outline) in October 2019.</p> <p>During the progression of the pending Persimmon Homes application, detailed discussions with the City Council have resulted in the developer submitting revised plans in relation to their application which reduces the site yield down to 60 units from their previous 96 unit submission. This information was received in May 2020 and as such a further public consultation exercise was undertaken on the revised plans, expiring 8<sup>th</sup> July 2020.</p>			



As the main issues associated with the Persimmon Homes scheme have been resolved through the submission of revised plans and the scheme is well progressed, it is anticipated that a decision will be made on the application over the coming months.

The Consortium planning application for the wider site area has been subject to detailed discussions over a number of months to try and resolve the outstanding issues with the proposal. The Consortium have recently revised the existing planning application, which has been adjusted with a revised description, updated 02.07.2020. This revision which increases the dwelling numbers on their parcels of land up to 965 units (previously 929), is now pending consideration and the statutory consultation period has commenced, with an expiry date of 7 August for comments.

**Funding/Bid Details:**

Sunderland City Council in partnership with Durham County Council submitted a funding bid to Ministry of Housing Communities and Local Government (MHCLG) in March 2019 as part of the Housing Infrastructure Fund (HIF). The HIF seeks to deliver new physical infrastructure to support new and existing communities; to make more land available for housing in high demand areas; to support ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply; and allow local authorities to recycle the funding for other infrastructure projects, achieving more and delivering new homes in the future.

The joint bid for £25.4 million sought to secure money towards new roads and infrastructure to support housing growth in the South Sunderland Growth Area (SSGA), with some additional housing in Durham, unlocking approximately 4066 homes across the two Local Authority areas (3,636 homes in Sunderland). The full funding award of £25.4m was approved as part of the Chancellor's budget announcements in April 2020 and has a spend date of March 2024, which is within the five-year land supply timescales.

This site forms part of the SSGA and will benefit from the HIF.

With regards to the schemes related to HIF, the following update infrastructure improvements have been identified:-

**School extensions/refurbishments-**

For the two school extensions required, permission is either in place or applications are currently pending. Works are programmed to start on site August 2020. Two school refurbishments are to be undertaken, one is to provide SEND (Special Education Needs and Disability) provision at a local primary school and the other is to provide additional class room space at a local secondary school, both programmed for 2022-23.

**New SEND School**

A new SEND school is to be provided in the vicinity of the SSGA, the site is within Council ownership and the initial designs have been prepared, the planning application is due to be submitted Winter 2020, with works onsite due to commence Summer 2021.

### **Ryhope Doxford Link Road - Missing Link**

There are two sections of the Ryhope Doxford Link Road (RDLR) that remain to be delivered, these are the 'Fourth Arm' and the 'Missing Link', for which funding is sought through Section 106 contributions. The 'Missing Link' section is included within the HIF to enable forward funding and early delivery of the scheme.

In line with HIF timescales, the 'Missing Link' section has been designed to the preliminary stage, and supporting information is currently being prepared for submission of a planning application during 2020/2021. Subject to planning permission and no unforeseen delays; the intention is to commence works in 2021/2022 with a construction programme of approximately 12 months, resulting in completion at a mid-point within the five-year period.

Both sections will fully complete the RDLR, (the missing link is essential to the full development of all four sites within SSGA and the fourth arm allows for further alternative routes and distribution across the local road network), providing a strategic east to west road corridor connection; and greatly reduce the volume of traffic from SSGA related developments and alleviate impact on the Seaton Lane junction within Durham.

### **Seaham Road improvement scheme (Neighbouring County Durham)**

A longer term highways scheme to address traffic growth in Seaham, County Durham has been funded through the HIF which will help alleviate traffic from SSGA but is not a planning requirement to be in place for developing the Sunderland housing schemes. The proposed works are programmed to start May 2021, with a 14 month construction programme, with completion anticipated July/August 2022.

In addition to HIF funding, funding has also been secured by Sunderland Council through the Growth and Housing Fund with the support of Highways England for the A19/A690 Durham Road Junction Improvement. This scheme involves improvements to two arms of the A19/A690 junction to increase capacity to address traffic growth from SSGA developments but also additional trips generated by other development south of the River Wear. The improvements to the two arms started on site in July / August 2019 and will be substantially complete in-August 2020, (these works were scheduled for completion April 2020, however are subject to a slight delay due to the COVID-19 pandemic).

### **S106 Contributions and delivery**

It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for 3 of the 4 sites, with only the Land North of Burdon Lane site needing to reach agreement through the determination of pending planning applications.

It is also worth noting that the infrastructure identified above is only required to deliver the full SSGA allocation of approximately 3,000 dwellings across the 4 sites. Early phases of all sites are possible prior to the completion of the infrastructure works.

<b>Site Capacity:</b> 1000	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 1000			
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
<p><b>Developers history of delivery in Sunderland and/or progress with site to date:</b> All three developers have options on land purchase for the relevant parcels of land upon gaining planning consent. As the site is included within the SPD for South Sunderland Growth Area, a number of high level desktop surveys/assessment work were undertaken to inform the SPD. To date all site investigations, assessment work and relevant studies have been undertaken, which have been submitted with the planning applications.</p> <p>Large greenfield site in a very good market area which is expected to start on site as soon as reasonably practical following the grant of planning permission.</p> <p>As the scheme will benefit from infrastructure being in place within the next five years, as part of the successful HIF bid, the timescales for development are considered appropriate.</p>						
<p><b>Assumptions made by SCC when forecasting initial site delivery:</b> Category B site, allocated in the CSDP for 1,000 units and with two applications pending for the development of 1,025 units in total.</p> <p>Both a full planning application and a hybrid application are currently pending for different parcels of land on this large site. The site has Housing Infrastructure Funds (HIF) approved, which will assist to front load infrastructure including delivering the link road and providing a new school. The applications are well progressed, although there are still some outstanding issues which are expected to be resolved soon via the recently resubmitted application on the large scheme and the revised plans for the Persimmon Homes scheme. Therefore, delivery has been forecast in line with the developer proforma submitted to the Council. The Council considers the forecast to be cautious, reasonable and deliverable within the five year period.</p> <p>The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category B site. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.</p>						
<b>Completions prior to 1/4/2020</b>	<b>Completions Year 1</b>	<b>Completions Year 2</b>	<b>Completions Year 3</b>	<b>Completions Year 4</b>	<b>Completions Year 5</b>	<b>Completions post 5 year period.</b>
0	0	0	30	45	60	865
<p><b>Developer Workshop May 2020:</b> Persimmon advised at the workshop that there are two planning applications pending for this site and that the proforma needs to be adjusted to reflect this. The Persimmon application has recently been resubmitted for a reduced</p>					<p><b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/></p>	

<p>number. Persimmon confirmed that the proposed projections were accurate.</p> <p>The Council acknowledged the comments raised by Persimmon. The overall numbers for the site were based on the allocation but note that the two applications seek approval for a slightly higher number.</p> <p>Following the workshop, Story Homes confirmed by email that the consortium took a conservative approach last year when providing the forecasts, there is a submitted planning application awaiting determination, HIF has now been secured and that there are multiple developers on site. Therefore, it is suggested that the current projections are retained.</p>	<p>Further information required <input checked="" type="checkbox"/></p>
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**Steps SCC have taken post workshop and/or to resolve disagreement:**

The Council acknowledge the two applications for the site, but whilst they remain undetermined, it would not be appropriate to change the overall number from the site allocation. No adjustments to projections required as they already factor in several builders developing on site at the same time and the email confirmation from Story Homes.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	30	45	60	865

**APS Consultation Draft representations**

No representations for revised delivery forecasts were received to the APS consultation draft consultation for this site.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-

**APS conclusion and final five-year housing supply forecast:**


The inclusion of this site and its trajectory is not disputed. The site is an allocation in the CSDP and has two pending applications. No further adjustments made.

**Overall outcome:**

Disputed Site   
 Agreed Site

**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	30	45	60	865

<b>Site Name:</b> Land north east of Mount Lane, Springwell Village			
<b>SHLAA Ref:</b> 407c	<b>Monitoring Delivery Sub Area:</b> Washington	<b>NPPF Annex 2 Category:</b> B	<b>A/B Sub Category:</b> Allocated CSDP Site
<b>Developer:</b> Hellens/Esh			
<b>Planning Reference:</b> N/A		<b>Decision Date:</b> N/A	
<b>Planning Status:</b> Allocated CSDP Site			
<b>Progress of planning application:</b> The site does not have planning permission in place. It is a site allocation within the adopted CSDP.			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 60	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 60
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>  The site was discussed at the CSDP examination and a Development Framework was prepared for the site as part of that evidence base. The strategic issues were discussed and any outstanding resolved at the examination in public. The site owner has confirmed that they are in contract with a developer to bring forward the scheme and a planning application is to be submitted at the end of July 2020.  All relevant surveys for a planning application have been prepared and intrusive site investigations have been undertaken. The land owner has had informal discussions with the Council to consider any issues before formal planning application submission. The site is a greenfield site in a good market area.			
<b>Assumptions made by SCC when forecasting initial site delivery:</b> Category B site, allocated in the CSDP for the development of approximately 60 dwellings.  Allocated site in the CSDP. Strategic issues were discussed and resolved at the CSDP examination. A Development Framework for the site was prepared during the CSDP process which identifies site constraints and opportunities for development. The site owner has indicated that there is developer lined up to bring the site forward and a developer proforma has been submitted to forecast site delivery. Taking into account site transfer, site preparation and other site lead in times, the Council considers the forecast to be cautious, reasonable and deliverable within the five year period.			

The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category B site. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	13	26	21	0	0

<p><b>Developer Workshop May 2020:</b> At the workshop Hellens advised that a planning application would be submitted within the next 6 to 8 weeks and that they were still happy with the projections. The Council indicated that they would require a further conversation with Hellens on this site, including with the site developer.</p> <p>Following the workshop Hellens reaffirmed that they were happy with the projections included, that all relevant surveys for a planning application have been prepared and that intrusive site investigations have been undertaken. It is anticipated that planning application will be submitted by the end of July 2020.</p>	<p><b>Workshop Outcome –</b> Agreement <input checked="" type="checkbox"/> Disagreement (requires further discussion) <input type="checkbox"/> Further information required <input checked="" type="checkbox"/></p>
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**Steps SCC have taken post workshop and/or to resolve disagreement:**  
The Council has taken forward the original projections based on Hellens most recent email.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	13	26	21	0	0

**APS Consultation Draft representations**

Representations received from the landowner. The landowner does not foresee the site delivering housing over the next 5 years, due to unforeseen circumstances.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	0	0	0

<p><b>APS conclusion and final five-year housing supply forecast:</b> Further to the APS consultation draft representations submitted by Hellens, the Council engaged with Hellens via a video conference on 7/7/2020 to discuss the unforeseen circumstances, which had warranted a change in response from the forecasts provided after the developer workshop. Hellens indicated that an issue had arisen with the site's</p>	<p><b>Overall Outcome:</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/></p>
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proposed capacity above that identified in the CSDP allocation. Hellens indicated that increased site capacity is required in order to offset the viability of the site and deliver the necessary infrastructures on site, which had previously not been accounted for in abnormal costs. Despite discussions, no resolution could be reached at this meeting as it required additional Council representatives to be engaged in further discussions regarding the site.

Further discussions have since taken place between the Council and the developer around the site's viability and the measures the Government has put in place to accelerate house building and house sales. As a result of this, Hellens has confirmed the site will deliver housing in the five year period in line with previous forecasts supplied by the landowner and planning application will be submitted shortly.

The site's inclusion in the five year supply is therefore not disputed.

**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	13	26	21	0	0

<b>Site Name:</b> Land to the west of Waterloo Road, Usworth (South)			
<b>SHLAA Ref:</b> 463A	<b>Monitoring Delivery Sub Area:</b> Washington	<b>NPPF Annex 2 Category:</b> B	<b>A/B Sub Category:</b> Allocated CSDP Site
<b>Developer:</b> Story Homes			
<b>Planning Reference:</b> N/A		<b>Decision Date:</b> N/A	
<b>Planning Status:</b> Allocated CSDP Site			
<b>Progress of planning application:</b> The site does not have planning permission in place. It is a site allocation within the adopted CSDP.			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 200	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 200
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>			
<p>As the site was allocated through the recently adopted Core Strategy and Development Plan 2020, the site was discussed in detail at the examination. A Development Framework was prepared for the site by the City Council as part of the evidence base, which formed the discussion points for the strategic issues and allowed for any outstanding issues between the City Council and the developer (Story Homes) to be resolved at the examination In public.</p> <p>Story Homes have confirmed that they have the benefit of an option agreement on the site which is conditional upon obtaining satisfactory planning consent. Work has progressed on delivering the site with the following survey/assessment work having been undertaken:-</p> <ul style="list-style-type: none"> <li>○ Flood Risk Assessment and Drainage Strategy</li> <li>○ Ecology (further updated surveys have been instructed but reports are awaited)</li> <li>○ Topographical survey</li> <li>○ Noise Assessment</li> <li>○ Archaeology</li> <li>○ Agricultural</li> <li>○ Highways Appraisal</li> <li>○ Landscape and Visual Impact Assessment</li> </ul>			



Story homes are liaising with the landowners to ascertain a suitable planning application submission date and are currently anticipating a planning application being submitted within the next 12-14 months, to allow adequate time for updated surveys and appropriate measures to enable a public consultation to be held.

This development forms part of the more strategic North East Washington Regeneration area. Part of the regeneration includes improvements to the local highways network and in that regard the City Council has agreed in principle with Story Homes that an access road can be constructed over Council land to allow this development to proceed.

**Assumptions made by SCC when forecasting initial site delivery:**

Category B site, allocated in the CSDP for the development of approximately 200 dwellings.

Allocated site in the CSDP. Strategic issues were discussed and resolved at the CSDP examination. A Development Framework for the site was prepared during the CSDP process and identifies site constraints and opportunities for development. Story Homes hold an option on the site where a farm steading remains in situ. The principle of access to the site has been discussed and agreed in principle with Sunderland City Council. The developer is keen to establish early collaboration at each stage of the planning application process to ensure delivery in line with the forecasts outlined in the development proforma. Taking into consideration planning permission and site preparation lead in times, the Council considers the forecast to be cautious, reasonable and deliverable within the five year period.


The Council considers the evidence above justifies the site’s inclusion in the five year supply as a Category B site. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	31	36	36	97

<p><b>Developer Workshop May 2020:</b>          Story Homes advised at the workshop that they were comfortable with the start date and would check the completion rates and come back to the Council on this.</p> <p>Story Homes confirmed by email after the workshop that they were happy with the projections and no changes were necessary.</p>	<p><b>Workshop Outcome –</b>          Agreement <input checked="" type="checkbox"/>          Disagreement (requires further discussion) <input type="checkbox"/>          Further information required <input checked="" type="checkbox"/></p>
---	--

**Steps SCC have taken post workshop and/or to resolve disagreement:**  
 The Council has taken forward the original forecasts based on Story Homes’ most recent email.

Revised Workshop Site Delivery Forecast						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	31	36	36	97
APS Consultation Draft representations						
No representations or revised delivery forecasts were received to the APS consultation draft consultation for this site.						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-
<b>APS conclusion and final five-year housing supply forecast:</b> The inclusion of this site and its trajectory is not disputed. The site is allocated in the CSDP and has a willing developer on board to bring the site forward. No further adjustments made.					<b>Overall Outcome:</b> Disputed Site <input type="checkbox"/> Agreed Site <input checked="" type="checkbox"/>	
Final Site Delivery Forecast						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	31	36	36	97

<b>Site Name:</b> Land adjacent to Herrington Country Park			
<b>SHLAA Ref:</b> 465	<b>Monitoring Delivery Sub Area:</b> Coalfield	<b>NPPF Annex 2 Category:</b> B	<b>A/B Sub Category:</b> Allocated CSDP Site
<b>Developer:</b> Taylor Wimpey			
<b>Planning Reference:</b> N/A		<b>Decision Date:</b> N/A	
<b>Planning Status:</b> No planning status			
<b>Progress of planning application:</b> The site does not have planning permission in place. It is a site allocation within the adopted CSDP.			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 400	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 400
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Developers history of delivery in Sunderland and/or progress with site to date:</b>			
<p>As the site was allocated through the recently adopted Core Strategy and Development Plan 2020, the site was discussed in detail at the at the examination. A Development Framework was prepared for the site by the City Council as part of the evidence base. This formed the discussion points for the strategic issues and allowed for any outstanding issues between the City Council and the developer (Taylor Wimpey) to be resolved at the examination in public.</p> <p>The developer has confirmed that they have an option on the site, subject to gaining planning consent and have had informal discussions with the Council's Development Management team and associated disciplines.</p> <p>The developer has also confirmed that all ecology surveys have been undertaken in addition to a tree survey as well as a full intrusive site investigation. An archaeological geophysical survey has been undertaken recently and the final report on this is awaited.</p> <p>The developer submitted a request for an EIA scoping opinion to the Local Planning Authority in May 2020 and following a response to this they will be in a position to complete landscape and visual and cultural heritage assessments to inform the planning application, which is due to be submitted in August 2020.</p>			

In preparation for the planning application submission, the developer held a virtual public consultation in March 2020 to gain an insight into public views and opinions on the development.

The developer has a good track record of housing delivery within the city. The site is a large greenfield site in a very good market area and as such it is considered once planning consent is granted the developer will deliver as soon as reasonably practical.

**Assumptions made by SCC when forecasting initial site delivery:**

Category B site, allocated in the CSDP for the development of approximately 400 dwellings.

Strategic issues were discussed and resolved at the CSDP examination. A Development Framework for the site was prepared as part of the evidence base for the CSDP, which identifies site constraints and opportunities for development. The developer proforma provides the Council with certainty that the developer wants to progress the site and as such, the developer’s delivery forecast has been projected with development starting in year 3 at 36 units and continuing at 40 units for years 4 & 5 and beyond the five year period. Taking into consideration planning permission and site preparation lead in times, the Council considers the forecast to be cautious, reasonable and deliverable within the five year period, subject to gaining the necessary consents.

The Council considers the evidence above justifies the site’s inclusion in the five year supply as a Category B site. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	36	40	40	284

**Developer Workshop May 2020:**

At the workshop Taylor Wimpey advised that an application would be submitted in August 2020. Taylor Wimpey confirmed that they are happy with the start date and would check the completion rates and come back to the Council on this.

Following the workshop Taylor Wimpey provided a revised trajectory by email. They indicated that it’s very difficult to gauge the impact of COVID-19 and too early to firm up with hard evidence, looking forward into the next 5 years. The email indicated that delivery is projected to be down quite a bit in the first year of build (year 3). This is primarily due to programme delays and the likelihood of slower site set up and build start.

Second year (year 4) has been reduced down slightly, with the third year (year 5) at full projected rate.

**Workshop Outcome –**

- Agreement
- Disagreement (requires further discussion)
- Further information required

**Steps SCC have taken post workshop and/or to resolve disagreement:**

The Council have amended the forecasts to reflect the further information/revisions submitted by Taylor Wimpey.

**Revised Workshop Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	8	36	40	316

**APS Consultation Draft representations**

No representations or revised delivery forecasts were received to the APS consultation draft consultation for this site

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
-	-	-	-	-	-	-

**APS conclusion and final five-year housing supply forecast:**


The inclusion of this site and its trajectory is not disputed. The site is allocated in the CSDP and a willing developer will bring the site forward. No further adjustments made.

**Overall outcome:**

Disputed Site   
 Agreed Site

**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	8	36	40	316

<b>Site Name:</b> Land adjacent to George Washington Golf and Country Club, Usworth			
<b>SHLAA Ref:</b> 567	<b>Monitoring Delivery Sub Area:</b> Washington	<b>NPPF Annex 2 Category:</b> B	<b>A/B Sub Category:</b> Allocated CSDP Site
<b>Developer:</b> Barratt/David Wilson Homes			
<b>Planning Reference:</b> N/A		<b>Decision Date:</b> N/A	
<b>Planning Status:</b> Allocated CSDP Site			
<b>Progress of planning application:</b> The site does not have planning permission in place. It is a site allocation within the adopted CSDP.			
<b>Funding/Bid Details:</b> N/A			
<b>Site Capacity:</b> 45	<b>Units Complete:</b> 0	<b>Units Under Construction:</b> 0	<b>Units Not Started:</b> 45
<b>Delivery Proforma received:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		<b>Did SCC agree with Delivery Proforma:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<p><b>Developers history of delivery in Sunderland and/or progress with site to date:</b></p> <p>As the site was allocated through the recently adopted Core Strategy and Development Plan 2020, the site was discussed in detail at the at the examination. A Development Framework was prepared for the site by the City Council as part of the evidence base and formed the discussion points for the strategic issues and allowed for any outstanding issues between the City Council and the developer (Barratt Homes) to be resolved at the examination in public.</p> <p>The developer has a good track record of housing delivery within the city.</p> <p>The developer has confirmed that they have a long-term option on the site, subject to gaining planning consent and that all relevant site investigations and survey work have been undertaken and that the developer is in a position to submit the planning application.</p> <p>Following adoption of the plan in January 2020 the developer indicated a planning application was to be submitted May 2020, however this was not received.</p> <p>Pre-application discussions have taken place with the Council's Development Management team, however the developer has indicated that to ensure the site is viable an increase in the site yield is required to 75 units, 30 above the site allocation. This issue is yet to be resolved and as such the developer has raised concerns regarding deliverability of the scheme if the yield cannot be resolved.</p>			

The developer has indicated that a planning application has been prepared and ready for submission, however this will not be submitted if the site yield issue cannot be overcome.

**Assumptions made by SCC when forecasting initial site delivery:**

Category B site, allocated in the CSDP for the development of approximately 45 dwellings.

Strategic issues were discussed and resolved at the CSDP examination regarding the site. A Development Brief for the site was prepared during the Core Strategy process which identified site constraints and development opportunities for the site. The developer submitted a proforma to the Council indicating that an application for the site would be submitted mid May 2020.

Barratt/DWH has a good track record of delivery in Sunderland. The delivery forecast rates submitted via the proforma are in line with their delivery rates in Sunderland, on other development sites. However, the Council has reduced the total number of dwellings forecast in the five year period to align with the CSDP allocation capacity, until a permission for a higher number of units is granted for the site. Delivery is identified to commence in year 2 at 15 units and to complete in year 3 at 30 units. Taking into consideration the requirement to gain detailed planning permission and the associated site preparation lead in times, the Council considers the forecast to be cautious, reasonable and deliverable within the five year period, subject to gaining the necessary consents.

The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category B site. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	15	30	0	0	0

**Developer Workshop May 2020:**

SCC advised that the developers proforma indicated that an application would be submitted in mid May, but to the best of our knowledge no application had yet been submitted.

No representatives from Barratt David Wilson Home were present, at the workshop. The Council have contacted the developer for an update following the meeting.

No other issues were raised by other attendees at the developer workshop regarding the site.

**Workshop Outcome –**

- Agreement
- Disagreement (requires further discussion)
- Further information required

**Steps SCC have taken post workshop and/or to resolve disagreement:**

SCC have contacted BDW w/c 8 June 2020 to provide further information and update on the site.

A further chase up telephone call was made to the developer, which resulted in an e-mail being submitted from the developer stating due to unresolved issues during the pre-application enquiries they do not consider that there is clear evidence that the site will be deliverable within the five-year period.

Revised Workshop Site Delivery Forecast						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	15	30	0	0	0
<p><b>APS Consultation Draft representations</b></p> <p>Representations received by the developer to the APS consultation draft. Developer has indicated that the site will no longer come forward during the five year period due to unresolved pre-application issues. The developer also highlighted that the evidence presented for the site's inclusion was not consistent with the PPG.</p>						
Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	0	0	0
<p><b>APS conclusion and final five-year housing supply forecast:</b></p> <p>Further to the APS consultation draft representations submitted by BDW, the Council arranged a video conference with the BDW and their agent on 7/7/2020 to discuss the site's issues. However, no resolution could be reached at the meeting as it required additional Council representatives to be engaged in further discussions regarding the site.</p> <p>Further discussions have since taken place between the Council and the developer around the measures the Government has put in place to accelerate house building and house sales and as a result of this the developer has confirmed the site will deliver housing in the five year period. The Council received an email 24/7/2020 stating that <i>"We have today been looking again at the above site. I feel it only fair to keep you updated as we do believe that a scheme of circa 60 houses will be deliverable during the 5 year period, and are currently undertaking the preliminary work that, for us, precedes a planning application. The site will more than likely to be timber frame and therefore including prelim times will not be active for more than 2 years. I appreciate that the above is different to our feedback on the APS and I apologise if our changed position causes you angst"</i></p> <p>The Council confirmed that Barratt would like to include this site in the APS and consider the trajectory to be achievable. Barratts confirmed that the site will be delivered within the next five years, likely in years 3 and 4. The Council has not amended the trajectory as consider it to be realistic and achievable.</p>				<p><b>Overall Outcome –</b></p> <p>Disputed Site <input type="checkbox"/></p> <p>Agreed Site <input checked="" type="checkbox"/></p>		



Significant site investigation and assessments have been undertaken and the developer is in the position to submit a full planning application in the next 6 months. Therefore, the site is forecast to come forward in the five year period.

The site's inclusion in the five year supply is not disputed.

**Final Site Delivery Forecast**

Completions prior to 1/4/2020	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	15	30	0

### Appendix 3: National Policy Requirement Review

This compliance table refers to [Ministry of Housing, Communities & Local Government Guidance on Housing Supply and Delivery](#).

PPG paragraph reference	PPG Requirement	Council compliance
<p><b>Paragraphs: 003 Reference ID: 68-003-20190722</b></p> <p><b>005 Reference ID: 68-005-20190722</b></p>	The purpose of the 5 year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies for the next 5 years.	The CSDP was adopted in January 2020 and therefore the strategic housing policies identified in section 2 of this document are considered to be up to date.
<b>007 Reference ID: 68-007-20190722</b>	To demonstrate that the sites are deliverable in accordance with Annex 2 NPPF definition of deliverable.	Appendix 2 site profiles, includes evidence and justification to demonstrate that a site is deliverable, in accordance with the NPPF Annex 2 definition of deliverable.
<p><b>Paragraphs: 009 Reference ID: 68-009-20190722, 011 Reference ID: 68-011-20190722</b></p>	Confirming a five year land supply through an APS.	The Council can confirm its five year land supply through an APS as the CSDP was recently adopted in January 2020.
<b>012 Reference ID: 68-012-20190722</b>	Submitting intent to submit an APS by 1 <sup>st</sup> April.	The Council submitted its intent to submit an APS to the Planning Inspectorate on 31 <sup>st</sup> March. Appendix 4
<b>014 Reference ID: 68-014-20190722</b>	<ul style="list-style-type: none"> <li>for sites with detailed planning permission, details of numbers of homes under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates;</li> </ul>	This information is contained in site profiles - Appendix 2. These sites are considered category A sites.
	<ul style="list-style-type: none"> <li>for small sites, details of their current planning status and record of completions and homes under construction by site;</li> </ul>	The Council's approach to small sites is set out in paragraph 5.46 -5.48 Table 13 sets out the Net Housing Delivery from Small Sites 2010/11 – 2019/20.

	<ul style="list-style-type: none"> <li>for sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5 year housing land supply), information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales and progress towards detailed permission;</li> <li>permissions granted for windfall development by year and how this compares with the windfall allowance;</li> <li>details of demolitions and planned demolitions which will have an impact on net completions;</li> <li>total net completions from the plan base date by year (broken down into types of development e.g. affordable housing); and</li> <li>the 5 year housing land supply calculation clearly indicating buffers and shortfalls and the number of years of supply.</li> </ul>	<p>This information is set out in site profiles - Appendix 2. These sites are considered to be category B sites.</p> <p>Set out in paragraph 5.49 - 5.51. A windfall allowance has not been accounted for within the supply at this point in time.</p> <p>Set out in paragraph 5.53-5.55 demolitions have been accounted for in this APS.</p> <p>Set out in paragraph 4.9 and Appendix 5.</p> <p>Section 6 sets out the housing land supply position for Sunderland, indicating buffers, and the number of years of supply.</p> <p>Section 4 sets out the methodology for calculating the housing requirement, including establishing a buffer.</p> <p>Section 5 sets out the methodology for calculation the component parts of the five year housing supply.</p>
<p><b>015 Reference ID: 68-015-20190722</b></p>	<ul style="list-style-type: none"> <li>an overview of the process of engagement with site owners/applicants, developers and other stakeholders and a schedule of site-based data resulting from this;</li> </ul>	<p>Section 7 comprehensively sets out the process of engagement the Council has gone through when preparing the APS.</p> <p>Appendix 1 includes a schedule of site based data.</p>

	<ul style="list-style-type: none"> <li>• specific identification of any disputed sites where consensus on likely delivery has not been reached, including sufficient evidence in support of and opposition to the disputed site(s) to allow a Planning Inspector to reach a reasoned conclusion; as well as an indication of the impact of any disputed sites on the number of years of supply;</li> <li>• the conclusions which have been reached on each site by the local planning authority in the light of stakeholder engagement;</li> <li>• the conclusions which have been reached about the overall 5 year housing land supply position.</li> </ul>	<p>Conclusion for each site are set out in Appendix 2. The Council in Section 1 of this report confirms its five year land supply position.</p>
<p><b>Paragraph: 016 Reference ID: 68-016-20190722</b></p>	<p>Local planning authorities will need to engage with developers and others who have an impact on delivery. This will include:</p> <ul style="list-style-type: none"> <li>• small and large developers;</li> <li>• land promoters;</li> <li>• private and public land owners;</li> <li>• infrastructure providers (such as utility providers, highways, etc) and other public bodies (such as Homes England);</li> <li>• upper tier authorities (county councils) in two-tier areas;</li> <li>• neighbouring authorities with adjoining or cross-boundary sites; and</li> <li>• any other bodies with an interest in particular sites identified.</li> </ul>	<p>This various stages of engagement and the those that have been engaged are set out in Appendix 9, Appendix 14, Appendix 19 and Appendix 21 respectively.</p>
<p><b>Paragraph: 020 Reference ID: 68-020-20190722</b></p>	<p>Local planning authorities should demonstrate there is a reasonable prospect that housing sites are “developable” through use of evidence, such as;</p> <ul style="list-style-type: none"> <li>• written commitment or agreement that relevant funding is likely to come forward</li> </ul>	<p>Information is captured for individual sites, within site profiles in Appendix 2. All correspondence received with developers is available in Appendix 24 and Appendix 25.</p>

	<p>within the timescale indicated, such as an award of grant funding;</p> <ul style="list-style-type: none"> <li>written evidence of agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;</li> <li>likely buildout rates based on sites with similar characteristics; and</li> <li>current planning status - for example, a larger scale site with only outline permission where there is supporting evidence that the site is <u>suitable and available</u>, may indicate development could be completed within the next 6-10 years.</li> </ul>	
<b>Paragraph: 022 Reference ID: 68-022-20190722</b>	10% - the buffer for authorities seeking to ' <u>confirm</u> ' 5 year housing land supply for a year, through a recently adopted plan or subsequent annual position statement	In paragraphs 4.17-4.18 the Council confirms it has included a 10% buffer.
<b>Paragraph: 029 Reference ID: 68-029-20190722</b>	<p>Local planning authorities should count completions as the following;</p> <ul style="list-style-type: none"> <li>housing completions include new build dwellings, conversions, changes of use and demolitions and redevelopments. Completions should be <u>net figures</u>, so should offset any demolitions.</li> </ul>	<p>Completions (net) recorded within the plan period so far is identified at paragraph 4.9 and further broken down in Appendix 5 to include a schedule of net completion by site between 1 April 2015 to 31 March 2020.</p> <p>Paragraphs 5.32 and 5.33-5.35 set out the approach to incorporating conversions/change of use and demolitions into the five year supply calculation.</p>
<b>Paragraph: 032 Reference ID: 68-032-20190722</b>	Where local planning authorities deliver more completions than required against planned requirements, the additional supply can be used to	Paragraphs 4.16-4.20 confirms that the Council has an oversupply. It has also confirmed in section 4 that this oversupply is not included in the housing requirement.

	offset any shortfalls against requirements from previous years.	
<b>Paragraph: 034 Reference ID: 68-034-20190722</b>	<p>All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply based on:</p> <ul style="list-style-type: none"> <li>• the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and/or</li> <li>• the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.</li> </ul>	<p>Paragraph 4.10 sets out that student accommodation is not factored into net completions to date.</p> <p>Paragraph 5.5 identifies that student accommodation consents were not factored into the deliverable sites list and consequently the projections for the five year period.</p>
<b>Paragraph: 035 Reference ID: 68-035-20190722</b>	Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market.	This information is contained in the five year land supply schedule - Appendix 1 and site profiles - Appendix 2

## Appendix 4: APS Intent to Submit Letter

Planning Inspectorate  
The Square  
Temple Quay  
Temple Quay House  
Bristol  
BS1 6PN



Date: 30/03/2020  
Our ref: 03-2020-APS  
Your ref:

**This matter is being dealt with by:**

Louise Sloan, Strategic Plans & Housing Manager, Sunderland City Council, Civic Centre, Burdon Road, Sunderland SR2 7DN

Dear Sir/Madam

### NOTICE OF INTENT TO SUBMIT AN ANNUAL POSITION STATEMENT

Please accept this letter as Sunderland City Council's notice of intent to submit its housing supply position through an Annual Position Statement by 31 July 2020, in accordance with the National Planning Policy Framework and Housing Supply and Delivery Guidance.

Should you wish to discuss this matter further, please to not hesitate to contact me via email at [Louise.Sloan@sunderland.gov.uk](mailto:Louise.Sloan@sunderland.gov.uk).

Yours faithfully

A handwritten signature in black ink that reads "Catherine Auld".

Catherine Auld  
Assistant Director of Economic Regeneration

## Appendix 5: Schedule of Completions by Site 2015-2020

SHLAA Ref	15/16	16/17	17/18	18/19	19/20	Grand Total	Average build rate
100	15					15	15
101		48	30			78	63
101A			8			8	8
106	21	57	32	36	42	188	37.6
109				33	26	59	29.5
110				24		24	24
112				35	48	83	41.5
115	12	1	32	32		77	19.25
118			5	2	1	8	2.66667
120			22			22	22
121	29					29	29
131		2	1	2		5	1.66667
138					29	29	29
147				75		75	75
150			17			17	17
160E			75			75	75
168E	6			3		9	4.5
193	32	30	17			79	26.3333
193A			7			7	7
240		12				12	12
248	39	2				41	20.5
280		14	39	44	31	128	32
288		17	21	1		39	19.5
292	29	27	1			57	28.5
302		7				7	7
324					2	2	2
330					4	4	4
333			1	4	1	6	2
339	27	24	4			55	27.5
341		4	45	21		70	23.3333
355		40	57	30	17	144	36
355A			2			2	2
356					15	15	15
367					12	12	12
37		21				21	21
380					46	46	46
417		9	43	73	27	152	38
422		2	43	20	1	66	22
422A			14			14	14
435E	102					102	102
443	5					5	5
454	17	3			4	24	8
46		5		2		7	3.5



462	7	24	50	8		89	22.25
469					19	19	19
476	21	21				42	21
503E	17		20			37	18.5
505	12	41	39	46	16	154	30.8
511	10					10	10
517		12				12	12
531			1			1	1
537					10	10	10
56					28	28	28
570				4	6	10	5
61	16	54	34	29	37	170	34
62				4	84	88	44
628E		79				79	79
630		22		12		34	17
630A			89			89	89
663			5			5	5
664		4	2			6	3
681			6			6	6
682					1	1	1
687				2	7	9	9
70			3	31	13	47	15.6667
700				8		8	8
71	28	28	48	34	38	176	35.2
74	41	89	50	37		217	54.25
81					33	33	33
96E	4					4	4
No ref	277	26	23	15	19	360	NA
<b>Grand Total</b>	<b>767</b>	<b>725</b>	<b>886</b>	<b>667</b>	<b>617</b>	<b>3662</b>	<b>23.4857</b>

## Appendix 6 Schedule of sites with lag times

Ref No	Site Name	Decision Date	Date of 1st Completion	Ref App No's	Lag Time No.
037	24-26 Stockton Road	26.02.14	25.04.16	13/02786/FUL	26 Mths
046	Angram Drive, Grangetown	10.07.09	26.05.10	09/01165/VAR	10 Mths
056	High Usworth School, Well Bank Road	14.06.17	15.05.19	16/02266/FU4	23 Mths
061	Former Lambton Cokeworks Site (Elba Park)	24.12.09	01.06.11	09/02328/REM	18 Mths
062	Ryhope and Cherry Knowle Hospital	26.06.17	01.04.19	16/01524/HYB	20 Mths
070	Site of Foundry (The Forge, Pallion)	21.09.16	01.04.19	15/02375/FUL	31 Mths
074	Murton Lane, Easington Lane	23.04.10	01.07.11	06/02209/FUL	15 Mths
081	Chapelgarth Site	21.12.16	01.07.19	16/00388/HY4	31 Mths
100	Ethel Avenue/Brewer Terrace, Ryhope Village	15.02.13	01.04.14	12/02259/FUL	14 Mths
101	Downhill Phase 1+2, Downhill	15.09.15	01.09.16	15/00123/FUL	12 Mths
106	High Ford Estate, Flodden Road	25.10.12	01.10.13	11/01794/FUL	12 Mths
109	Glebe Parkway	23.11.16	31.07.18	16/01045/FUL	20 Mths
110	Starks Builders Yard, Hunter Street	10.03.17	31.07.18	16/02259/FUL	16 Mths
112	Site of former Broomhill Estate.	19.12.13	01.02.19	12/03140/FUL	62 Mths
115	Holmelands, land adjacent to - Hawthorn Street	02.09.15	18.08.16	14/02833/FUL	11 Mths
118	Belford House, Ashcroft and Belford Close	26.02.16	01.07.17	15/01804/FU4	17 Mths
120	St Hilda's Church, School and adjacent land	30.09.14	01.05.17	14/01525/LP4	20 Mths
121	Newcastle Road Baths	07.03.14	01.12.14	13/02388/FUL	9 Mths
131	Southern House Farm, land at - North Road	18.04.11	01.04.14	10/02420/FUL	24 Mths
138	Land at North Road	29.07.16	25.09.19	11/02362/OUT	26 Mths
147	Site of Greenway House, Nookside	31.03.17	11.04.18	16/02081/SU4	13 Mths
150	Land adjacent Newbottle Primary School and Former Community Centre, Houghton Road	05.10.16	01.02.18	16/01097/FU4	16 Mths
160	East of Silksworth Lane, High Newport	28.10.15	30.11.17	15/01072/FU4	25 Mths
193	SIG Combibloc Limited, Blackthorn Way	07.12.12	01.10.13	12/02556/REM	10 Mths
248	Emerson House, Emerson Road	22.01.13	27.06.13	12/01651/REM	5 Mths
280	Former Shiney Row Centre, Success Road	02.10.15	01.09.16	15/01226/REM	13Mths
292	Lisburn Terrace, land at	08.06.11	28.08.12	11/00982/REM	12 Mths
324	Land to the East of Durham Road and Tudor Grove	03.06.15	03.03.20	14/01638/FUL	57 Mths

333	Fletcher Terrace, land at (Lumley Crescent)	12.06.14	30.07.17	14/00194/OUT	25 Mths
339	Land at Gillas Lane (rear of Lingfield)	25.04.14	30.04.15	13/01617/FUL	12 Mths
341	Redburn Row, Land to the North of	12.05.16	01.12.16	14/01647/FUL	7 Mths
355	Rushford Phase 2, Ryhope	21.01.16	01.06.16	15/01789/SUB	5 Mths
356	Burdon Road/Hall Farm Road, land at	19.09.18	31.10.19	13/00799/FUL	13 Mths
367	Coaley Lane, Land South of	15.02.18	31.12.19	16/02357/FUL	22 Mths
380	Grangetown Autos and land to the South East side of Ryhope Road	08.08.16	12.05.19	15/01629/OU4	21 Mths
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	14.03.16	01.04.17	15/00815/HYB	13 Mths
422	Markle Grove, land to East, East Rainton	13.04.16	01.05.16	16/00216/REM	14 Mths
454	Teal Farm North	15.10.13	01.02.15	12/00333/FUL	15 Mths
462	Hetton Downs Phase 1	31.10.14	10.10.15	14/00136/FUL & 14	12 Mths
469	Site of former Kentmere House	07.03.18	30.11.19	17/02296/FUL	20 Mths
472	Former Hetton Community Centre	13.08.14	03.12.15	14/00768/LP4	16 Mths
505	Doxford Park Phase 5	05.03.14	01.03.16	13/01337/FUL	24 Mths
511	Land at Burdon Lane, West of Bevan Avenue	05.07.12	01.03.13	11/03345/SUB	8 Mths
517	Former Castletown Workmen's Club, Castle View	09.09.13	01.04.16	12/00135/FUL	19 Mths
531	Council Yard, North Street, Silksworth	01.11.11	05.11.15	11/01908/FUL	36 Mths
570	Land at Station Road, Penshaw	11.11.15	01.04.19	17/01610/FU4	29 Mths
628	Former London Inn, Spout Lane	03.10.14	01.04.16	14/01589/FUL	18 Mths
630	Land Adjacent to Saint Luke's Road	28.11.14	01.08.16	13/02903/FUL	21 Mths
656	Cassaton House, Fawcett Street	23.11.16	01.03.17	16/01640/VAR	4 Mths
657	15-17 John Street	01.10.15	30.01.18	15/01265/FU4	15 Mths
658	Phoenix House, Union Street	10.06.15	01.12.16	15/00357/FUL	18 Mths
661	12 Fawcett Street	25.04.16	05.10.16	16/00357/FUL & 14/01962/FUL	6 Mths
662	18 John Street	01.04.15	30.06.17	15/00041/FUL & 15/00040/FUL	26 Mths
663	Former East Herrington Library, Farrington	24.03.16	20.06.17	15/02298/FU4	15 Mths
664	North Moor Farm Cottages, Farrington	10.06.16	01.09.16	15/00212/FUL	3 Mths
679	18-19 Murton Street	14.12.16	09.10.18	16/01556/FUL	22 Mths
681	Community Hall, Lily Street	25.04.17	30.07.17	16/00211/FUL	3 Mths

<b>682</b>	Land at Front Road/Saint Luke's Terrace	03.05.17	01.05.19	16/00078/FUL	24 Mths
<b>683</b>	20 Murton Street	08.07.16	09.10.18	16/00364/FUL	27 Mths
<b>684</b>	32 Frederick Street, City Centre	23.05.16	29.03.17	16/00377/FUL	10 Mths
<b>685</b>	13 Holmeside, City Centre	08.06.16	01.03.18	16/00031/FUL	21 Mths
<b>686</b>	11 Saint Thomas Street, City Centre	15.02.17	15.01.18	16/02279/FUL	11 Mths
<b>687</b>	Former Hylton Castle Library, Cranleigh Road	26.04.17	21.05.19	17/00427/FU4	25 Mths
<b>689</b>	Weardale House, Washington	27.10.16	03.02.17	16/01647/PCJ	4 Mths
<b>698</b>	Former Hendon Gardens Hotel	31.05.17	19.03.18	17/00098/FUL	10 Mths
<b>699</b>	Upper Floors 18 Fawcett Street	12.05.17	18.06.18	17/00068/FUL	13 Mths
<b>700</b>	Close Street, Millfield	28.06.17	16.04.18	17/00554/FUL	10 Mths
<b>701</b>	67 John Street	02.11.17	30.11.19	16/02216/FUL	24 Mths
<b>705</b>	2 Grange Crescent	18.08.17	13.03.19	17/01106/FUL	19 Mths
<b>706</b>	Mayholme, 31 Sea View Road	22.09.17	01.12.18	17/01414/FUL	15 Mths
<b>729</b>	Sunderland Church High School, Mowbray Road	20.08.18	10.03.20	18/00485/FDC	19 Mths
<b>330A</b>	Philadelphia Complex	10.06.16	31.03.20	14/00538/HYB	33 Mths

## Appendix 7: SHLAA Proforma

### Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	
Company	
Address	
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details		
Site Address		
Planning Application no.		
SHLAA Site Ref (if known)		
Number of remaining dwellings to build on site		

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required. In addition, it would also be useful to provide an explanation of the following matters, if it affects delivery of housing and if applicable to the site:

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?
- Has the site been marketed? How long has the site been marketed? Which agent is marketing the site? What interest has there been in the site?

Tenure	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
Market units															
Affordable Units															
Demolitions and or/conversion losses															
Site deliverability commentary															

## Self and Custom Build Delivery

The Council would like to identify sites that can provide self and/or custom build plots for development opportunities. If there is intent to provide self/custom build serviced plots on your site, please tick the relevant box that applies to your site.

- Yes, the site is available for self build serviced plots
- Yes, the site is available for custom build serviced plots
- Yes, the site is available for both self and custom build serviced plots
- No, the site is not available for self/custom build serviced plots

The Council recognises that self and custom build plots can make a valuable contribution to Sunderland's housing supply. If you have indicated that your site is available for self and/or custom build plots above, please can you provide further information as to when you expect the serviced plots to be available for sale, by completing the table below.

When completing the site's deliverability commentary, an explanation of the sites current position must be provided and any works required to bring it to market. If applicable to the site, the following matters must be clarified in order for the Council to pinpoint when the site is likely to deliver self/custom build housing.

- Is the site still occupied or does it require clearance? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?
- Are there multiple ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues?
- Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?
- Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?
- Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?

	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033 and beyond
<b>Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)</b>															
<b>Site self/custom build deliverability commentary</b>															



**DATA PROTECTION AND FREEDOM OF INFORMATION**

The personal information you provide on this form will be processed in accordance with the requirements of the Data Protection Act 2018. The information you provide will only be used for the purposes of updating the evidence base that supports the preparation of the Local Plan, as required by the Planning and Compulsory Purchase Act 2004, and may be used by the Council to contact you if necessary regarding your submission.

This includes the information used in preparation and update of the Strategic Housing Land Availability (SHLAA), housing supply position statement, Housing Implementation Strategy and any other planning document reporting the Council’s housing supply position. The purposes for collecting data are:

- To assist in the preparation of the strategic planning policy documents;
- To contact you regarding your responses given in your form (if required);
- For evaluation by an agreed Panel of representative from the housebuilding industry (if required) in line with the Sunderland Strategic Housing Land Availability Methodology; and
- To compile reports of responses for Sunderland City Council’s decision making process.

The above purposes may require public disclosure of any data received by Sunderland City Council in consultation responses, in accordance with the Freedom of Information Act 2000. The forms may also be used in discussion with consultees, but the contact information will be detached and kept separate.

Please sign and date the Data Protection and Freedom of Information declaration below.

<b>Print Name</b>		<b>Date</b>	
<b>Signed</b>			
<b>Please note forms that are not signed and dated can not be accepted. Electronic signatures will be accepted.</b>			

## Appendix 8: Email Invitation to SHLAA Workshop March 2020

**From:** Joanne Scott  
**Sent:** 04 February 2020 11:22  
**To:** 'Chris Haggon - TW North East'; McVickers, Adam (adam.mcvickers@persimmonhomes.com); 'Chris Dodds'; 'Brendon Ferguson'; Lea Smith (Lea.Smith@karbonhomes.co.uk); 'Claire OShea'; Jeff Boyd (jeff.boyd@bernicia.com); 'Katie Rumble'; joanne.harding@hbf.co.uk; 'Neil Westwick'; 'amanda.stephenson@storyhomes.co.uk'; 'Craig.Ellis@homegroup.org.uk'; 'nickmclellan@avanthomes.co.uk'; 'james.reid@miller.co.uk'; 'Gavin Cordwell-Smith'; Helen Campbell (Helen.Campbell@keepmoat.com); 'amy.f.ward@barratthomes.co.uk'; 'Miles.Crossley@Thirteengroup.co.uk'; 'richard.newsome@bellway.co.uk'; 'Phil Jones'  
**Cc:** David Gustard; Neil Guthrie  
**Subject:** SHLAA workshop and call for sites  
**Attachments:** Submission form.doc

Dear all,

As part of updating the SHLAA and as part of the preparation of the Allocations and Designations Plan (A+D Plan) we would like to invite you to a workshop to discuss the sites we currently have within the housing supply, in particular the five-year land supply element of this. We will be publishing the five-year land supply position once we have received all completion data for 2019/20, as such this is anticipated for the end of April.

The workshop will be held on **Wednesday 26<sup>th</sup> February 2020, 10.00- 12.00 at the Civic Centre Sunderland.**

I will circulate a copy of the latest SHLAA sites schedule in advance of the meeting so you have time to look over it before we meet.

I would appreciate if you could please **confirm your attendance by Friday 14<sup>th</sup> February.**

As part of the A+D Plan can I also use this opportunity to ask that you put forward any sites you may want to be considered for housing (or other uses) through the A+D plan.

Sites that already form part of the SHLAA (or that have previously been submitted) do not need to be resubmitted.

Please complete and return the attached form for each site you wish to be considered, (using a separate form for each site) and together with a corresponding site map. The map must clearly identify the location and boundary of the site and should be 1:1250 or 1:2500 in scale so that the boundary can be clearly established.

Completed forms and site plans should be emailed to [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk) or returned by post to the address on the form **by Friday 28<sup>th</sup> February 2020.**

Regards

Joanne

**Joanne Scott**  
Senior Planning Policy Officer  
Strategic Plans  
Sunderland City Council  
Tel: (0191) 561 2432

## Appendix 9: Invitees to SHLAA Workshop March 2020

1. ChrisHaggon,	Taylor Wimpey
2. Adam Mcvickers,	Persimmon Homes
3. Chris Dodds,	Gleeson
4. Brendon Ferguson,	Gentoo Homes
5. Lea Smith,	Karbon Homes
6. Claire O'Shea,	Karbon Homes
7. Jeff Boyd,	Bernicia
8. Katie Rumble ,	Hellens
9. Joanne Harding,	HBF
10. Neil Westwick,	Lichfields
11. Amanda Stephenson,	Story Homes
12. Craig Ellis,	Home Group
13. Nick Mclellan,	Avant Homes
14. James Reid,	Miller
15. Gavin Cordwell-Smith,	Hellens
16. Helen Campbell,	Keepmoat
17. Amy Ward,	Barratt Homes
18. Miles Crossley,	Thirteen Group
19. Richard Newsome,	Bellway
20. Phil Jones,	Homes England
21. Paul Barrow,	Robertson
22. Nicola Rosul,	Keepmoat
23. Jane Turnbull,	Gentoo Homes
24. Emma Bond,	Gentoo Homes
25. S Fisher,	Gleeson
26. H Robers,	Gladman
27. Philip James,	Miller
28. Paul Hunt,	Persimmon Homes

# Sunderland City Council SHLAA Workshop

## Note of meeting

**Thursday 5<sup>th</sup> March 2020, Civic Centre, Sunderland**

### **Attendees:**

Chris Haggon (Taylor Wimpey), Claire O'Shea (Karbon Homes), Emily Scott (Karbon Homes), Katie Rumble (Hellens), Gavin Cordwell-Smith (Hellens), Amanda Stephenson (Story Homes), Jason Whitfield (Story Homes), Helen Campbell (Keepmoat Homes), Nicola Rosul (Keepmoat Homes), Adam Hussein (Keepmoat Homes), Phil Jones (Homes England), Paul Barrow (Robertson Homes), Jane Turnbull (Gentoo Homes), Emma Bond (Gentoo Homes), Amy Ward (Barratt Homes), Neil Milburn (Barratt Homes), Samuel Fisher (Gleeson), Michael Dinn (Gladman), Philip James (Miller Homes), Paul Hunt (Persimmon Homes), Neil Guthrie (SCC), Louise Sloan (SCC), Gary Baker (SCC), Joanne Scott (SCC)

### **Apologies**

James Reid (Miller Homes), Tony Osbourne (Home Group), David Gustard (SCC)

### **Notes**

The SHLAA workshop was an opportunity for stakeholders to engage in the Council's draft SHLAA. It was confirmed that discussion and feedback from the meeting would be taken forward by the Council and would inform the Council's SHLAA and five-year land supply.

The SHLAA schedule and associated maps were circulated to the group in advance of the meeting to assist the discussion. Any information in relation to anticipated completion years and build rates that has been provided over the last few months had been incorporated into the circulated schedule.

Barratt Homes raised the issue of five-year land supply and what evidence the City Council are relying on to demonstrate deliverability. Examples of appeal decisions have been circulated by Barratt Homes. It was agreed that the Council would hold a further workshop to discuss the five-year land supply. The Council will arrange this to take place in April 2020.

It was agreed that all proformas, revised trajectories for sites and new sites would be submitted to the Council by 31 March 2020

Comments raised on the schedule

Site	Comment	Action required
	Suggestion to incorporate total yield column into schedule	Council to include
	Suggestion to incorporate dates of planning consent into schedule	Council to include
	Suggestion that sites which are anticipated to complete in 20/21 and haven't yet started should be moved back by one year	Council to consider if appropriate
	Ensure the delivery of sites are in line with planning permission- This will be the case, however the example raised was 362- Bonnersfield Industrial units which has full planning permission in place until December 2020, completions not expected until year 24/25, due to the nature of the scheme (mainly student accommodation with 40 apartments). However, the developer has confirmed the development is anticipated to start before consent expires.	Council to discuss with developer/agent and adjust accordingly.
<b>Site 112</b>	Site of former Broomhill Estate – Gentoo indicated not as many units left as indicated on schedule	Council to check this and arrange further meeting with Gentoo to discuss sites and adjust accordingly
<b>Site 454</b>	Teal Farm – Hellen's indicated only 8 units left to complete on this scheme	Council to check records and adjust accordingly.
<b>Site 724</b>	Query over site 724 former Sunderland High School and all 57 completions in 20/21- Development is an apartment block which is well underway and still scheduled for later this year/early next year.	
<b>Site 565</b>	Overall yield may be higher than programmed out	Council to check records and adjust accordingly.
<b>Site 704</b>	Fence Houses Comrades Club – change of use programmed for completion within 19/20 following information that site had started, however site to be moved back as not started yet.	Council to adjust.
<b>Site 732</b>	Avenue Vivian and Rose Avenue- Gentoo to look at the overall numbers on this and anticipated timescales	Gentoo to review

<b>Site 388</b>	Ennerdale Street- This reference refers to a site that has outline consent in place, a further site 293a (which adjoins site 388) is subject to an outline application and is awaiting the signing of S106 agreement.	
<b>Site 426A</b>	Willow Farm – Queried by Barratts as to how expect to be on site and completions in 21/22	Persimmon to confirm position
<b>Site 079</b>	Hylton Lane/Blaydon Avenue – Gentoo confirmed further planning application to be submitted, suggest reducing numbers down to 30 in first year	Gentoo to review and confirm
<b>Site 183</b>	Ashburn House – Consent now in place.	
<b>Site 128</b>	Queried by Barratts as to how expect to be on site and completions in 21/22. Persimmon confirmed this is possible. Please note, the schedule indicates application pending, however this site has outline consent in place and it is the RM application which is pending).	Persimmon to confirm position
<b>Site 448</b>	Penshaw House – Developers stated not viable due to the cost of buying the site from SCC.	Council to confirm
<b>Site 563</b>	Hylton Skills Campus – Consent now in place.	
<b>Sites 093/104/175/467A/691</b>	These sites are part of LAAC funding from Homes England, however they are being looked at again in light of the timescales for spending	Council to review
<b>Allocated CSDP sites</b>	Still awaiting a few trajectories from developers. These will be added to the SHLAA schedule.	Developers to send details to the council.

## Appendix 11 Five Year Land Supply

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).	2922
b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.	1393
Small Sites	250
Demolition Forecast	-40
Five Year Supply for period 2020/21 - 2024/25 (excluding Student Accommodation)	4525
Annual Housing Requirement	745
Five Year Housing Requirement for period 2020/21 - 2024/25	3725
Actual Completions 2015-2020 (excluding student accommodation)	3998
Overprovision or deficit of housing units against housing requirement for 2020/21 - 2024/25	273
Five Year Housing Requirement (2020/21 - 2024/25) minus 20-15-2020 over supply +10% buffer (3725 - 273 + 345)	3797
Five Year Supply for period 2020/21 - 2024/25 (excluding Student Accommodation)	4525
Five Year Housing Requirement (2020/21 - 2024/25) minus 20-15-2020 over supply + 10% buffer	728
Five year supply performance against 110% of housing requirement (%)	119%
Five year supply performance against 110% of housing requirement (years)	6.0 years

**Appendix 12 Five Year Land Schedule (May 2020)**

Monitoring Delivery Sub Area	Present Planning Status	Developer	Plannng Ref.	Decision Date	Total number of net units	NPPF Annex 2 Deliverability Criteria	Completions to 31/3/2020	Completions 2020/21	Completions 2021/22	Completions 2022/23	Completions 2023/24	Completions 2024/25	Completions expected beyond the five year period
Coalfield	Permitted – not started	Esh/Bernicia	19/00253/FUL	14/06/2019	34	a	0	30	4	0	0	0	0
Sunderland South	Permitted – under construction	Mahady Developments Ltd	18/01450/PCJ	26/10/2018	12	a	0	12	0	0	0	0	0
Washington	Permitted – under construction	Gentoo Housing (Private Arm)	16/02266/FU4	14/06/2017	56	a	28	28	0	0	0	0	0
Coalfield	Permitted – under construction	Homes & Communities Agency/Barratt Developer/BDW Trading Ltd	09/02328/REM	24/12/2009	359	a	318	33	8	0	0	0	0
Sunderland South	Permitted – under construction	Barratt/HCA	16/01524/HYB	26/06/2017	800	a	87	60	60	60	40	40	453
Sunderland South	Permitted – under construction	Siglion/Millers	16/00388/HY4 16/02356/LR4	21/12/2016 17/05/2017	750	a	38	40	60	90	60	60	402
Coalfield	Permitted – under construction	Council	18/01963/FU4	02/05/2019	116	a	0	26	30	30	30	0	0
Coalfield	Permitted – under construction	Karbon Homes	18/02002/FU4	02/04/2019	17	a	0	17	0	0	0	0	0
Sunderland South	Permitted – under construction	Gleeson Homes Ltd	11/01794/FUL	25/10/2012	285	a	228	31	26	0	0	0	0
Sunderland South	Permitted – under construction	Gentoo	18/00255/FU4	28/06/2019	500	a	0	6	28	28	28	28	382
Coalfield	Permitted – under construction	Gentoo	12/03140/FUL	19/12/2013	128	a	83	30	15	0	0	0	0
Coalfield	Permitted – under construction	Persimmon	17/00806/REM	02/02/2018	300	a	29	40	40	40	40	40	71
Sunderland North	Permitted – under construction	Miller	18/00609/FU4	29/04/2019	64	a	0	30	34	0	0	0	0
Sunderland South	Permitted – under construction	Private	14/01638/FUL	03/06/2015	8	a	2	6	0	0	0	0	0
Coalfield	Permitted – under construction	Gleeson Homes Ltd	17/02178/FU4	18/04/2019	101	a	9	30	30	30	2	0	0
Sunderland South	Permitted – under construction	Bellway	17/02178/FU4	21/01/2016	150	a	145	5	0	0	0	0	0
Sunderland South	Permitted – under construction	Bellway	13/00799/FUL	19/09/2018	109	a	15	30	30	34	0	0	0
Coalfield	Permitted – under construction	Gentoo	13/00799/FUL	15/02/2018	128	a	12	26	26	26	26	12	0
Coalfield	Permitted – under construction	Persimmon	15/00815/HYB	14/03/2016	288	a	145	30	30	30	30	23	0
Washington	Permitted – under construction	Barratt & Hellens	12/00333/FUL	15/10/2013	566	a	529	35	2	0	0	0	0
Coalfield	Permitted – under construction	Keepmoat	16/01687/OUT 19/00963/FUL	09/07/2018 30/10/2019	138	a	0	43	68	27	0	0	0
Sunderland South	Permitted – under construction	Gentoo	18/00438/FUL	13/06/2019	100	a	0	10	30	30	30	0	0
Sunderland South	Permitted – under construction	Gentoo	13/01337/FUL	05/03/2014	155	a	150	5	0	0	0	0	0
Sunderland South	Permitted – under construction	Private	11/01908/FUL	01/11/2011	6	a	3	1	0	2	0	0	0
Coalfield	Permitted – under construction	Council	17/01610/FU4	16/05/2018	14	a	10	4	0	0	0	0	0
Sunderland North	Permitted – under construction	Karbon Homes	17/02446/FU4	03/07/2018	19	a	0	19	0	0	0	0	0
Sunderland South	Permitted – under construction	Your Life Management Services Ltd	17/01761/FUL	11/12/2017	57	a	0	57	0	0	0	0	0
Sunderland South	Permitted – under construction	Private	18/01849/FUL	05/03/2019	6	a	0	6	0	0	0	0	0



Sunderland South	Permitted – under construction	Clearwater Developments	18/00485/FDC	20/08/2018	15	a	2	13	0	0	0	0	0
	Permitted – under construction	JBSK Properties Ltd	18/01058/FUL 19/01725/SUB	20/09/2019	8	a	0	8	0	0	0	0	0
Urban Core	Permitted – under construction	A M Watt	19/01234/PCJ	12/09/2019	6	a	0	6	0	0	0	0	0
Sunderland South	Permitted not started	University of Sunderland	19/01325/FUL	27/01/2020	9	a	0	3	0	0	0	0	6
Sunderland North	Permitted not started	Karbon Homes	19/01427/FU4	20/02/2020	105	a	0	30	60	15	0	0	0
Coalfield	Permitted – Not started	N/A	17/00866/LP3	31/01/2018	5	a	0	0	5	0	0	0	0
Sunderland North	Permitted – Not started	Gentoo	19/00214/FUL	01/11/2019	56	a	0	30	26	0	0	0	0
Coalfield	Permitted – Not started	Gentoo	19/00974/FUL	02/10/2019	43	a	0	30	13	0	0	0	0
	Permitted – Not started	The Inn Place Partnership	18/00749/FUL	07/10/2019	19	a	0	0	19	0	0	0	0
Sunderland North	Permitted – Not started	Mr Stephen Johnson	18/01108/FUL	13/09/2019	6	a	0	6	0	0	0	0	0
Washington	Permitted – Not started	Vistry Group	19/01484/FU4	18/12/2019	56	a	0	0	26	30	0	0	0
Coalfield	Permitted – not started	Gentoo	18/00075/FUL	05/11/2019	99	a	0	0	9	30	30	30	0
Sunderland South	Permitted – not started	Persimmon	18/01877/REM	15/11/2019	250	a	0	10	30	30	30	30	120
Coalfield	Permitted – Not started	Esh Developments	16/01541/FUL	02/02/2018	33	a	0	0	18	15	0	0	0
Coalfield	Permitted – not started	Private	17/00652/FUL	28/09/2017	6	a	0	6	0	0	0	0	0
Sunderland North	Permitted – not started	Private	18/00823/REM 19/01834/FUL	31/10/2018	114	a	0	24	30	30	30	0	0
Sunderland North	Permitted – Not started	TWFRS	18/01276/FUL	20/12/2019	28	a	0	28	0	0	0	0	0
	Permitted – Not started	MCC Homes Ltd	18/01910/FUL	02/08/2019	5	a	0	5	0	0	0	0	0
	Permitted – Not started	Mr Colin Hodgson	19/00422/PCJ	10/06/2019	5	a	0	0	5	0	0	0	0
Coalfield	Permitted – under construction	Private	16/00091/HYB 20/00596/OUT(Pending)	19/04/2017	5	a	0	0	5	0	0	0	0
Urban Core	Permitted – under construction	Camerex House Ltd	18/00825/FUL	09/10/2018	50	a	0	50	0	0	0	0	0
Coalfield	Permitted (Outline) – Not started	Private	17/00979/OUT	14/09/2017	5	b	0	0	5	0	0	0	0
Urban Core	Permitted (Outline) – Not started	Siglion	15/02557/HY4	24/08/2016	200	b	0	0	0	60	35	35	70
Coalfield	Permitted (Outline) – Not started	Private	12/01125/OUT	06/07/2017	40	b	0	0	0	0	10	30	0
Sunderland South	Permitted (Outline) – Not started	Persimmon	16/01502/OU4	22/12/2017	450	b	0	0	0	30	60	60	300
Coalfield	Permitted (Outline) – Not started	Story Homes	16/02123/OU4 (Outline) 19/01826/REM (Pending)	30/01/19 (Outline)	141	b	0	0	30	30	30	30	21
Sunderland North	Application pending	Gentoo	18/00527/FUL		71	b	0	0	0	23	24	24	0
Sunderland North	Application pending	Engie on behalf of Bernicia	19/01740/FU4		37	b	0	0	17	20	0	0	0
Coalfield	Application pending	Persimmon	17/00589/FUL		252	b	0	0	30	30	30	30	132
Coalfield	Permitted (Outline) – Not started	Persimmon	14/00538/HYB (Hybrid) 17/02246/REM 19/00804/REM (Pending)	10/06/2016 (Hybrid) 17/02246/REM (21/2/18 - 13 aff hsg units)	465	b	4	9	20	50	50	50	282
Sunderland North	Permitted (Outline) – Not started	Avant Homes	16/02056/HY4 (Hybrid) 19/01750/LR4 (Pending)	31/10/2017 (Hybrid)	237	b	0	10	36	36	0	0	155
Sunderland South	Application pending	Consortium (Taylor Wimpey, Persimmon, Story)	19/01497/HY4		1000	b	0	0	0	30	45	60	865

WASHINGTON	No planning status	Hellens			60	b	0	0	13	26	21	0	0
Washington	No planning status	Story Homes			200	b	0	0	0	31	36	36	97
Coalfield	No planning status	Taylor Wimpey			400	b	0	0	0	36	40	40	284
Washington	No planning status	Barratt			45	b	0	0	15	30	0	0	0

## **Appendix 13: Housing Supply Annual Position Statement Discussion Note with Developers and Statutory Bodies**

June 2020

### **Purpose of this Discussion Note**

The purpose of this briefing note is to inform Developers and Stakeholders of the process involved to produce an Annual Position Statement (APS) to establish Sunderland City Council's five-year land supply position.

### **Background to Five Year Land Supply**

The National Planning Policy Framework (NPPF) indicates that strategic plans must identify a sufficient supply of housing that provides a mix of housing types. In order to establish a housing supply position, local authorities must produce a Strategic Housing Land Availability Assessment (SHLAA) which sets out the sources of housing supply for a fifteen-year period looking forward in an annual housing delivery trajectory.

To provide certainty that the first five years of housing supply can be delivered in line with the housing trajectory, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies; also known as a five year housing land supply.

Traditionally, local planning authorities have prepared and published on an annual basis their five year land supply position in accordance with the NPPF and associated Planning Practice Guidance. However, through the new NPPF (hereafter referred to as NPPF2), the Government has introduced a new system which allows local planning authorities to prepare an APS to demonstrate their five-year land supply and submit this to the Planning Inspectorate for independent verification. Once approved by the Planning Inspectorate, the APS establishes the five year land supply position for a period of a year.

### **Sunderland's Current Position**

The Council's latest published five year land supply position was published in May 2019 as part of the Examination in Public for the Core Strategy and Development Plan (CSDP). As the Plan was submitted prior to 31 January 2019, the 'soundness' of the Plan was assessed against the old NPPF (hereafter referred to as NPPF1). On this basis, the Council's latest five year land supply was prepared against the NPPF1 requirements and associated PPG.

Sunderland adopted its CSDP on 30 January 2020. In line with the NPPF2<sup>23</sup>, as the Plan was adopted between 1 November and 30 April, it will be considered recently adopted until 31 October in the

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<sup>23</sup> Footnote 38

same year. In Sunderland's case, this means the housing supply position examined at the CSDP examination is confirmed until 31 October 2020. However, after this time, an updated five year land supply will need to be published which is consistent with the requirements of NPPF2 and the latest PPG.

Sunderland City Council's Housing Land Supply Position Statement can be read in full [here](#).

In March 2020, the Council notified the Planning Inspectorate of its intention to submit an APS by 31 July 2020, to confirm its housing land supply position.

## APS Process

National Planning Guidance sets out the process that local authorities must follow for the confirmation of an APS<sup>24</sup> which is summarised below.

- Where a local planning authority has a recently adopted plan and wishes to confirm their five year land supply position through an APS, they will need to advise the Planning Inspectorate of their intention to do so by 1 April each year.
- To ensure assessment of the deliverability of sites is robust, the local planning authority will need to carry out an engagement process to inform the preparation of the statement, before submitting their statement to the Planning Inspectorate for review by 31 July of the same year.
- So long as the correct process has been followed, and sufficient information has been provided about any disputed sites, the Planning Inspectorate will issue their recommendation in October of the same year. The local planning authority can then confirm their housing land supply until the following October, subject to accepting the recommendations of the Planning Inspectorate.

### How will an APS be assessed?

Planning Guidance states that when assessing an Annual Position Statement, the Planning Inspectorate will carry out a 2 stage assessment:

- firstly, they will consider whether the correct process has been followed, namely whether:
  - the authority has a 'recently adopted plan' (defined by footnote 38 of the Framework) or they are renewing a confirmed land supply following a previous APS; and
  - that satisfactory stakeholder engagement has been carried out.
- secondly, they will look at whether the evidence is sufficient to demonstrate a five year supply of deliverable housing sites (with the appropriate buffer), using 1st April as the base date in the

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<sup>24</sup> Ministry of Housing and Local Government: Guidance on 5 year housing land supply and Housing Delivery Test.

relevant year. In doing so, they will consider whether the sites identified in the assessment are 'deliverable' within the next five years, in line with the definition in [Annex 2 of the NPPF2](#).

The Planning Inspector's assessment will be made on the basis of the written material provided by the local planning authority, and the Inspector will not refer back to the local planning authority or other stakeholders to seek further information or to discuss particular sites. It is therefore important that the authority has carried out a robust stakeholder engagement process and that adequate information is provided about disputed sites.

### **What Information will Annual Position Statements Need to Include?**

Assessments need to be realistic and made publicly available in an accessible format as soon as they have been completed. Assessments will be expected to include:

- for sites with detailed planning permission, details of numbers of homes under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates;
- for small sites, details of their current planning status and record of completions and homes under construction by site;
- for sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the five year housing land supply), information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales and progress towards detailed permission;
- permissions granted for windfall development by year and how this compares with the windfall allowance;
- details of demolitions and planned demolitions which will have an impact on net completions;
- total net completions from the plan base date by year (broken down into types of development e.g. affordable housing); and
- the five year housing land supply calculation clearly indicating buffers and shortfalls and the number of years of supply.

### **What Engagement will an Authority Need to Undertake to Prepare an Annual Position Statement?**

Authorities will need to engage with stakeholders who have an impact on the delivery of sites. The aim is to provide robust challenge and ultimately seek as much agreement as possible, so that the authority can reach a reasoned conclusion on the potential deliverability of sites which may contribute to the five year housing land supply. Those authorities who are seeking to confirm a five

year housing land supply through an APS can produce an engagement statement and submit this to the Planning Inspectorate, including:

- an overview of the process of engagement with site owners/applicants, developers and other stakeholders and a schedule of site-based data resulting from this;
- specific identification of any disputed sites where consensus on likely delivery has not been reached, including sufficient evidence in support of and opposition to the disputed site(s) to allow a Planning Inspector to reach a reasoned conclusion; as well as an indication of the impact of any disputed sites on the number of years of supply;
- the conclusions which have been reached on each site by the local planning authority in the light of stakeholder engagement;
- the conclusions which have been reached about the overall five year housing land supply position.

## Sunderland’s Approach to APS

Sunderland Council is starting to prepare its APS. The starting point has been to review all sites in accordance with the NPPF2 definition of a ‘Deliverable site’. Based on this definition we have identified two categories of sites:

Category A	Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
Category B	Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

Following a review and initial engagement with landowners and developers the Council has prepared a draft five Year Land Supply (Appendix 1).

At this stage the Council considers its five- year land supply position to be:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).	2922
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b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.	1393
Small Sites	250
Demolition Forecast	-40
Five Year Supply for period 2020/21 - 2024/25 (excluding Student Accommodation)	4525
Annual Housing Requirement	745
Five Year Housing Requirement for period 2020/21 - 2024/25	3725
Actual Completions 2015-2020 (excluding student accommodation)	3998
Overprovision or deficit of housing units against housing requirement for 2020/21 - 2024/25	273
Five Year Housing Requirement (2020/21 - 2024/25) minus 20-15-2020 over supply +10% buffer (3725 - 273 + 345)	3797
Five Year Supply for period 2020/21 - 2024/25 (excluding Student Accommodation)	4525
Five Year Housing Requirement (2020/21 - 2024/25) minus 20-15-2020 over supply + 10% buffer	728
Five year supply performance against 110% of housing requirement (%)	119%
Five year supply performance against 110% of housing requirement (years)	6.0 years

## APS Engagement Strategy

To ensure that the APS is robust, the Council will be:

- Inviting developers and statutory bodies to an online workshop to discuss the sites in the five-year supply and the assumptions.

- Inviting developers and statutory bodies to review the Council's evidence on each site in the five-year land supply and provide comments and evidence for the Council to take into consideration.
- Inviting developers and statutory bodies to review and comments on the methodology and assumptions in the five-year land supply.
- Where necessary hosting meetings where there are disputed sites

All documentation will be published on the Council's website.



## Appendix 14: List of Invitees to May 2020 Workshops

### Developers

Mark	Wilson	Avant Homes
Nick	McLellan	Avant Homes
Amy F	Ward	Barratt Homes
Neil	Milburn	Barratt Homes
Richard	Newsome	Bellway
Steven	Longstaff	Bellway
Jeff	Boyd	Bernicia
Lynda	Newsome	Burdon Lane Consortium - Taylor Wimpey, Persimmon Homes and Story Homes
Geoff	Woodstock	ESH
Chris	Martin	Gentoo
Jane	Turnbull	Gentoo
Brendon	Ferguson	Gentoo Homes
Emma	Bond	Gentoo Homes
Victoria	Devine	Gentoo Homes
John	Chorlton	Gladman
Holly	Roberts	Gladman
Steve	Barker	Gladman
M	Dinn	Gladman Homes
Chris	Dodds	Gleeson
Samuel	Fisher	Gleeson
Gavin	Cordwell Smith	Hellen Homes
Katie	Rumble	Hellens
Sarah	Moffat	Home Group
Kate	Strange	Home Group
Craig	Ellis	Home Group
Emily	Scott	Karbon Homes
Claire	Oshea	Karbon Homes
Lea	Smith	Karbon Homes
Ian	Prescott	Keepmoat
Adam	Hussein	Keepmoat Homes
Helen	Campbell	Keepmoat Homes
Nicola	Rosul	Keepmoat Homes
Neil	Westwick	Lichfields
Chris	Smith	Lichfields
James	Reid	Miller Homes
Philip	James	Miller Homes
S	Fisher	Miller Homes
Adam	McVickers	Persimmon
Paul	Hunt	Persimmon Homes
Paul	Barrow	Robertson Homes
Neil	Guthrie	SCC/Siglion
Amanda	Stephenson	Story Homes

Jason	Whitfield	Story Homes
David	Gustard	Sunderland Council
Jenny	Gibbs	Sunderland University
Chris	Haggon	Taylor Wimpey
Miles	Crossley	Thirteen Group
Andrew	Moss	Ward Hadaway
Barry	Miller	Wynyard Homes
David	MacDonald	Wynyard Homes

### *Other Bodies*

Matt	Verlander	Avison Young acting on behalf of National Grid
Eamon	Hansberry	British Telecommunications Group Plc
Graeme	Smith	Durham County Council
Chloe	Hillam	Durham County Council
Mike	Allum	Durham County Council
Atul	Roy	EE
James	Hudson	Environment Agency
Annelise	Hutchinson	Gateshead Council
Neil	Wilkinson	Gateshead Council
Joanne	Harding	HBF
Mark	Goodwill	Highways England
Paul	Dixon	Highways England
Barbara	Hooper	Historic England
Philip	Jones	Homes England
		Marine Management Organisation
		Mobile Operators Association
		National Grid
Michael	Miller	Natural England
		Network Rail
Jennifer	Morrison	Newcastle City Council
Emma	Warneford	Newcastle City Council
Gordon	Harrison	Nexus
Philip	Meikle	Nexus and Transport for The North
Andrew	Moss	NHS Sunderland CC
David	Chandler	NHS Sunderland CCG
Rachelle	Forsyth-Ward	North East Combined Authority
Martin	Craddock	North Tyneside Council
Micah	Boutwood	Northern Gas Networks Ltd
Glen	Hodges	Northern Power Grid
Joan	Sanderson	Northumberland County Council
Kevin	Tipple	Northumberland County Council
Sarah	Pitt	Northumbria Police

Gayle	Black	Northumbrian Water
Andy	Downer	Northumbrian Water Ltd
Laura	Kennedy	Northumbrian Water Ltd
Andrea	King	Northumberland County Council
Dave	Calvert	O2
		Open Reach
Neil	Cole	South Tyneside Council
		The Coal Authority
Andrew	Dorian	Transport North East
Andrew	Dorrian	Transport North East
Rory	Sherwood-Parking	Virgin Media
		Vodafone

## Appendix 15: Invite to Developers and Consultation Bodies

### Developers

**From:** Louise Sloan  
**Sent:** 19 May 2020 08:23  
**Cc:** Kathryn Stule; Cheryl Askill  
**Subject:** 5 year land supply event  
**Attachments:** 5YHLS May 2020 (APS Developer Worksop).xlsx; Sunderland City Council SHLAA Workshop- Note of meeting.docx; APS Note May 2020 Final.docx; Comments Sheet.docx

Dear Sir/Madam,

Hope you are all well at this strange time.

I would firstly like to thank those of you who attended the SHLAA workshop back in February. We found the discussion very useful and where possible we have taken into consideration your views. Attached to this invitation is the action note from the meeting. The Council is currently finalising the SHLAA and this will inform the housing allocations in the Allocations and Designations Plan.

Following on from the SHLAA workshop we all agreed it would be useful to have another conversation regarding Five Year Land Supply. Since we last met the Council has confirmed its position <https://www.sunderland.gov.uk/article/12736/5-Year-Housing-Land-Supply> and has submitted its intent to submit an Annual Position Statement (APS) later this year.

Subsequently, we have started to prepare the APS and review the five year land supply in accordance with the National Planning Policy Framework (2019) and Planning Practice Guidance.

The Council would like to invite you to a virtual meeting to discuss our current position. This workshop will seek to establish your views on the delivery rates of sites in the five year land supply and will be your opportunity to provide feedback or evidence to support or dispute a site's position within the schedule. Following this workshop, the Council will take into consideration your views before publishing a draft APS for consultation. Where we have disputed sites, the Council may need to seek further evidence from the development industry and may need to host additional meetings.

As I am sure you can appreciate, virtual workshops can be difficult if not carefully managed. We propose to run through each site in the schedule in turn and give you the opportunity to raise any issues. We would ask that in advance of the meeting, any issues/concerns/challenges/evidence you have on sites are sent to Cheryl Askill ([Cheryl.Askill@sunderland.gov.uk](mailto:Cheryl.Askill@sunderland.gov.uk)). We will collate these for discussion at the meeting and this advance notice will help us to ensure wherever possible that everyone who wants to speak on a particular site has the opportunity to do so. I have attached a templated for completion.

We propose to use Microsoft Teams for the meeting, please let Kathryn Stule, the organiser of this meeting if this causes you any issues. Kathryn will be sending a Teams diary invitation later today.

Also attached, is a note on the APS (APS Note May 2020) on the process and approach used by the Council to calculate the Five Year Land Supply and the five year land supply schedule (5YHLS May 2020).

An agenda for discussion will be circulated in due course.

Yours Sincerely,  
Louise Sloan

Louise Sloan  
Strategic Plans Manager

## Other Bodies

### Louise Sloan

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**From:** Louise Sloan  
**Sent:** 22 May 2020 10:57  
**Cc:** Kathryn Stule; Cheryl Askill  
**Subject:** Sunderland Council APS  
**Attachments:** 5YHLS May 2020 (APS Developer Worksop).xlsx; APS Note May 2020 Final.docx; Comments Sheet.docx

Dear Sir/Madam,

Hope you are all well at this strange time.

Sunderland City Council has informed the Planning Inspectorate of its intent to submit an Annual Position Statement (APS) later this year, which will hopefully confirm that the Council has a five year housing land supply.

We are in the early stages of preparing the APS and have undertaken an initial review of the sites in the five year land supply in accordance with the National Planning Policy Framework (2019) and Planning Practice Guidance.

As a consultation body or duty to cooperate partner, we would like to invite you make any initial comments you may have on the sites, so we can take them into consideration when preparing our APS. I would also like to invite you to a virtual meeting to discuss our current position. This workshop will seek to establish your views on the sites and will be your opportunity to provide feedback or evidence to support or dispute a site's position within the schedule. Following this workshop, the Council will take into consideration your views before publishing a draft APS for consultation.

As I am sure you can appreciate, virtual workshops can be difficult if not carefully managed, therefore we propose to run through each site in the schedule in turn and give you the opportunity to raise any issues. We would ask that in advance of the meeting, that any issues/concerns/challenges/evidence you have on sites are sent to Cheryl Askill ([Cheryl.Askill@sunderland.gov.uk](mailto:Cheryl.Askill@sunderland.gov.uk)). We will collate these for discussion at the meeting and this advance notice will help us to ensure wherever possible that everyone who wants to speak on a particular site has the opportunity to do so. I have attached a template for completion.

Alternatively if you do not wish to attend the workshop but would like to make comments on the schedule, please complete the attached template and send to Cheryl Askill at the email address above.

We propose to use Microsoft Teams for the meeting, please let Kathryn Stule, the organiser of this meeting if this causes you any issues. Kathryn will be sending a Teams diary invitation later today.

Also attached, is a note on the APS (APS Note May 2020) on the process and approach used by the Council to calculate the Five Year Housing Land Supply and the five year housing land supply schedule (5YHLS May 2020).

An agenda for discussion will be circulated in due course.

Yours Sincerely,  
Louise Sloan

Louise Sloan  
Strategic Plans Manager

Sunderland City Council  
Civic Centre  
Burdon Road

**5 YEAR HOUSING LAND SUPPLY WORKSHOP**

**Tuesday 2 June 2020 - 10.00 am – 12.00 noon**

**A G E N D A**

- Introduction
- Format of the Meeting
- APS Overview and Timescales
- Covid-19 and Delivery
- Review of Sites
- Next Steps
- AOB



## Appendix 17: Representation Made to Council prior to the workshops

Mr Delany

**wardhadaway**  
lawfirm

Cheryl Askill  
Sunderland City Council

Your Ref:  
Our Ref: (RE)RPA.AM.DEL001.27  
Document No: wh27844555v1  
Date: 1 June 2020  
Direct Line: +44 (0) 330 137 3507  
Direct Fax: +44 (0) 330 137 3001  
Email Address: andrew.moss@wardhadaway.com

**By email : Cheryl.askell@sunderland.gov.uk**

Dear Cheryl

### **Sunderland Council APS**

I write following receipt of Louise's email in relation to the APS. I respond on behalf of my client Mr Ray Delaney. An issue I would like to raise is in relation to small sites / sites for small builders. In my opinion having sufficient small sites / sites for small builders is essential at these times, they, subject to the availability of land, having an important role to perform including in terms of;

- 1 contributing towards supply;
- 2 the housing mix – para 76 of the Inspector's report refers to the need to rebalance housing stock;
- 3 the green shoots of recovery – my client for example always uses local labour and sources materials locally. Others do not.

In raising point 3 above I am conscious Cliff Hague OBE in an article dated 21 May in last week's planning press stated amongst other things;

A government reluctant to raise taxes or revert to austerity is sure to look to sweeping post-Brexit deregulation to stimulate economic and fiscal recovery. Expect the planning system to be in the headlights.

Turning to the APS, I note that 5YHLS Overview includes 250 dwellings on small sites (1 – 4 dwellings) at row 4.

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(Registration Number 204387) A list of Partners is available at all offices.



Turning to the HLS trajectory, this lists 65 sites. A point I wish to raise is of these 65 sites, 13 sites have a net capacity of 5 - 10 dwellings. In turn, these sites are projected to contribute 80 dwellings to supply.

The 5 YHLS requirement (row 12) is stated to be 3,797 dwellings.

It follows that the sites of 5 – 10 dwellings are projected to deliver just 2% of the requirement ( $80 / 3,797 \times 100$ ) assuming 100% delivery.

If the calculation is re-run to include small sites, sites of up to 10 dwellings are projected to deliver 330 dwellings ( $250 + 80$ ) assuming 100 % delivery. This amounts to 8.6 % of the requirement ( $330 / 3797 \times 100$ ).

If the figures are rerun against the stated 5 year supply for the period 2020/21 – 2024/25 of 4,525 dwellings, the percentages to be accommodated on small sites / sites up to 10 dwellings would be materially lower.

The above is illustrative that the supply is disproportionately focused on medium and large sites which are not suitable for small builders. Small builders bring a range of benefits including those discussed at 1 – 3 above. Officers will be aware of the efforts that my client has made to secure an allocation on his sites, SHLAA sites 464A & 464B, he wanting to de-risk them as far as possible, an issue all the more essential at these times. Officers will also be aware that 464B was proposed to be allocated in the emerging Plan but was withdrawn at the final stage.

In my view the contribution that sites up to 10 dwellings make should be a factor considered in assessing the adequacy of the 5 year supply.

Following on from the above, the spreadsheet does not include site areas. NPPF(2) para 68 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. The paragraph continues that to promote the development of a good mix of sites local planning authorities should amongst other things identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare (my emphasis).

The spreadsheet lists 6 sites with a capacity of between 11 and 20 dwellings;

- row 3, 12 dwellings all projected to be completed in 20/21
- row 9, 17 dwellings all projected to be completed in 20/21
- row 26, 14 dwellings, all projected to be completed in 20/21 (10 completed by 31.3.20)
- row 27, 19 dwellings, all projected to be completed in 20/21
- row 30, 15 dwellings, all projected to be completed in 20/21 (2 completed by 31.3.20)
- row 38, 19 dwellings, all projected to be completed in 21/22



There are two main points I would make in connection with the above. Firstly, the number of sites with a capacity between 11 and 20 dwellings is small, just 6 out of the 65 assessed sites. Secondly, in 3 of the five years, 22/23 - 24/25, no completions are projected on sites of this scale showing amongst other things that there is not a consistent supply.

In my opinion the above is does not accord with guidance in the NPPF and is not sustainable. In my view the Council should be considering a policy intervention to respond to the issues raised in this response if necessary following liaison with MHCLG acknowledging the comment above about expecting the planning system to be in the headlights.

I look forward to discussing the matter on the Teams call arranged for 3 June. Outwith the call 3 June my client and I would request a separate call with officers to discuss SHLAA sites 464A & 464B which subject to planning permission, can be developed in the short term.

Yours sincerely

**Andrew Moss**  
**Associate (Chartered Town Planner)**

Gentoo

---

**From:** Chris Martin <Chris.Martin@pegasusgroup.co.uk>  
**Sent:** 01 June 2020 13:43  
**To:** Cheryl Askill <Cheryl.Askill@sunderland.gov.uk>  
**Cc:** Izzi Jackson <Izzi.Jackson@gentooogroup.com>; Kathryn Stule <Kathryn.Stule@sunderland.gov.uk>; Sandra Manson <Sandra.Manson@pegasusgroup.co.uk>  
**Subject:** RE: 5 year land supply event

**\*\*\*This message originates from outside your organisation. Do not provide login or password details. Do not click on links or attachments unless you are sure of their authenticity. If in doubt, email 'Ask.ICT@Sunderland.gov.uk' or call 561 5000 \*\*\***

Dear Cheryl,

Ahead of tomorrow's meeting, we set out our comments below on the 5YHLS information on behalf of Gentoo Group. This is separate to those sites which are being delivered by Gentoo Homes.

We understand that Emma Bond at Gentoo contacted your colleague in late April with an update on their sites and those which Gentoo wish to promote. In light of this we offer the following comments:

#### **Comments on the Calculation of the Five Year Requirement**

We agree that as the Council is seeking to fix its 5 year housing land supply position, the 10% buffer is appropriate. The annualised housing requirement of 745 dwellings per annum is also correct and reflects the housing requirement within the adopted CSDP.

However, given that the housing requirement in the CSDP is expressed as a minimum (to reflect the principles in paragraph 59 of the NPPF), we do not agree with netting off the overprovision of housing over the period 2015 – 2020 (273 dwellings), as the result of this is effectively to treat the annualised requirement as a cap or a ceiling. Whilst the overprovision over this period can be noted (and would indicate currently a good supply of deliverable housing land), using it to lessen the requirement in the next 5 years is inconsistent with the approach that housing requirement figures are minima and there is a need to 'significantly boost' the supply of new homes (as outlined in the NPPF).

We therefore consider the requirement should be:

- Annual housing requirement = 745 dwellings.
- Five year requirement = 3,725 dwellings.
- No undersupply to date (so no shortfall to address).
- Addition of 10% buffer – 372.5 dwellings (rounded up to 373 dwellings).
- Total 5 Year Requirement = 4,098 dwellings.

### Gentoo Group Sites Contained in SCC Spreadsheet

The following sites are included within the Council's 5 year housing land supply assumptions. We provide commentary on these:

- Avenue Vivian and Rose Avenue (Site 732) – Application was originally for 44no. dwellings, this is being reduced to 43no. dwellings, although there is a separate planning application submitted for another 6no. dwellings (bringing the total to 49no. dwellings). It is envisaged that 11 units will be delivered by 2020/21 with the remaining (38no units) delivered in 2021/22.
- Hylton Lane/Blaydon Avenue (Site 079) – Delivery of this is anticipated to be earlier with 40 units delivered in 2021/22 and 31 units to be delivered in 2022/23. A revised planning application (for the same number of dwellings) is to be submitted shortly.
- Kidderminster Road (Site 711) – This revised delivery assumptions for this are 12no. units for 2020/21 and 44no. units for 2021/22.

### Additional Sites to Consider

Gentoo's submission to the Council in April this year outlined a number of sites which they envisage will be deliverable within 5 years. It is worth noting in particular that there are a number of sites where planning applications are to be submitted shortly. These are:

- Eastbourne Square, Carley Hill (Site 243) – 24 dwellings.
- Cricklewood Road, Hylton Castle (Site 439) – 11 dwellings.
- Cragdale Gardens, Peat Carr (Site 440) – 86 dwellings.
- Prestbury Road, Sunderland (not currently in the SHLAA) – 10 dwellings.
- Willows Close, Washington (not currently in the SHLAA) – 13 dwellings.
- Keighley Ave, Downhill (not currently in the SHLAA) – 41 dwellings.
- Conishead Centre, Silksworth (not currently in the SHLAA) – 13 dwellings.

I trust these comments will be taken into account and we look forward to discussing them in more detail tomorrow.

Kind regards,

Chris

**Chris Martin**  
Associate Planner

## **Appendix 18: Action notes from Sunderland SHLAA**

### **Panel Workshop**

*Developers*



## **Sunderland Five Year Housing Land Supply Workshop Minutes**

**Date: 2 June 2020 – 10am**

**Location: Virtual Meeting**

### **Attendees**

- Louise Sloan – Sunderland City Council (SCC)
- Cheryl Askeel – SCC
- Joanne Scott – SCC
- Gary Baker – SCC
- Danielle Pearson – SCC
- Neil Guthrie -SCC (representing Siglion)
- Andrew Moss – Ward Hadaway
- John Chorlton- Gladman
- Chris Dodds - Gleeson
- Jenny Gibbs – Sunderland University
- Sarah Moffat- Home Group
- Kate Strange- Home Group
- Katie Rumble – Hellens
- Emily Scott- Karbon Homes
- Adam McVickers – Persimmon
- Chris Martin – Pegasus (representing Gentoo Group)
- Chris Haggon – Taylor Wimpey
- Amanda Stephenson – Story Homes
- Ian Prescott – Keepmoat
- Jane Turnbull-Gentoo Homes

Invited but not in attendance – Appendix 1

### **Introductions**

Louise Sloan introduced herself and the other members of the SCC team on the call. A general overview of the meeting was provided including how the meeting would take place allowing all those in attendance to contribute.

## **Annual Position Statement**

SCC provided an overview of the APS process, the engagement that the Council has undertaken to date and the next steps. Comments were welcomed on the process.

Pegasus, representing Gentoo Group were concerned that oversupply was being discounted from the requirement and referred to his email submission on this matter.

SCC indicated that the PPG makes clear that oversupply can be included within the housing supply calculation and that this approach was accepted at the Core Strategy and Development Plan (CSDP) Examination.

Pegasus advised that they disagreed with the Council's views on oversupply and would pick this up in more detail in their representations.

## **Covid 19**

SCC set out that they were aware that the current Covid 19 outbreak may have an impact on the housing land supply and welcomed any thoughts on the potential impact this may have on delivery rates and demand etc.

Persimmon indicated that it is likely to have an effect, but it is difficult to quantify. However, the impact will be negative. It was indicated that they are currently building at approximately 50% of the previous rate.

Keepmoat agreed with the view that the impacts are unknown, as its early days. However, they have only just started back on site and are currently operating at a lower capacity. The impact on sales is still uncertain. Mortgage providers are still lending which is a positive. More will be known when the Furlough scheme ends.

Taylor Wimpey agreed that it's too early to gauge impacts, however they were not building as quickly. There has been some impact on sales rates and some sale cancellations due to delays. It is not clear whether a broad brush approach to reducing delivery should be taken or through discussions with individual developers for their sites.

Persimmon suggested that developers needed the opportunity to revisit their proformas to take account of the impacts. It may impact upon the submission of Reserved Matters applications and it was a case of developers managing risk.

Taylor Wimpey advised that when considering risk they would look at their contractual obligations regarding sites and that this would be done on a site-by-site basis.

SCC thanked those for their comments and advised that they would seek to contact all developers with a view to updating their proformas. The updated proformas would then be taken into consideration when finalising the APS.

## Review of Sites

SCC advised that they would first run through the Category B sites, as these were most likely to generate comments due to their status. SCC provided an overview for each setting out the justification and detail for why the site was included, the reason for the first completion date and the trajectory. Where the Council had proposed a different trajectory to that set out by the developer in their proforma, this was identified and explained.

### Category B

Site ref	Comments	Action Required
<b>702</b>	Persimmon queried whether the site promoter would be able to submit a Reserved Matters application for 6 dwellings when the outline was for 5. If it would require a full application, this should not be included in the 5 year supply.	SCC to contact the site promoter. SCC will consider if the site should be included as a category B if a new application is required.  No other issues raised, all other parties agreed with assumptions in the schedule.
<b>063</b>	Persimmon questioned the status of potential infrastructure funding for the site and whether this should be included as a result.  SCC (representing Siglion – the site promoter) advised that they were comfortable with the projections and that they were confident that the site would deliver in accordance with the projections.	No other issues raised, all other parties agreed with assumptions in the schedule.
<b>388</b>	No comments made	No issues raised, all parties agreed with assumptions in the schedule.
<b>426A</b>	Persimmon advised that Reserved Matters application had been submitted on the Planning Portal and would be processed upon payment of application fee. SCC advised that they had pushed the trajectory back a year based on the projection set out within Persimmon’s proforma. Persimmon advised that this was probably correct.	Persimmon to review delivery rate.  No other issues raised, all other parties agreed with assumptions in the schedule.



	Persimmon did raise some potential concern over delivery rates of 60 per annum and advised that they would revisit this and advise the Council.	
<b>128</b>	SCC queried Persimmon on whether they still intended to be on site in Q4 of 2020. Persimmon advised that they would likely start in 2021 now, but will come back to the Council with regard to the delivery rates.	Persimmon to review delivery rate.  No other issues raised, all other parties agreed with assumptions in the schedule.
<b>079</b>	SCC advised that they had pushed the trajectory back to reflect a revised planning application. Pegasus (representing Gentoo Group) indicated that there is to be a new application submitted imminently for the site as part of Gentoo Group's affordable housing programme and it is therefore the site is still envisaged to be delivered in the next 5 years.	Pegasus to confirm delivery in written representations
<b>091</b>	SCC advised that this application now has planning permission subject to a S106 legal agreement.	No issues raised, all parties agreed with assumptions in the schedule.
<b>330A</b>	Persimmon advised that they are currently working through addressing landscape and ecology comments on their Reserved Matters application, however there were no show stoppers. They advised that the projected start date is still correct, but they would check the projected delivery rates and get back to the Council.	Persimmon to review delivery rate.  No other issues raised, all other parties agreed with assumptions in the schedule.
<b>194</b>	Persimmon advised that the application was being dealt with by a colleague, but the assumptions looked reasonable and that the required viability assessment (which was the last outstanding matter on the application) would be submitted soon. They will however review the delivery rates and get back to the Council.	Persimmon to review delivery rate.  No other issues raised, all other parties agreed with assumptions in the schedule.
<b>413</b>	Taylor Wimpey questioned whether 10 units would be completed this year. SCC (representing Siglion) agreed that it was unlikely that there would be any completions in 2020/21, however it would deliver after this. SCC also questioned whether the larger site which is just subject to outline application should be included. SCC clarified that it was only the Avant scheme which has full planning permission which was included in the five year supply.	No other issues raised, all other parties agreed with assumptions in the schedule.
<b>477</b>	Persimmon advised that there are two planning applications pending for this site and that this needs to be adjusted to reflect this. The Persimmon application has recently been resubmitted for a	SCC to reflect the two applications. Persimmon to review delivery rate.

	reduced number. The proposed projections were probably accurate. SCC acknowledged the comments raised. The overall numbers for the site were based on the allocation but note that the two applications seek approval for a higher number.	No other issues raised, all other parties agreed with assumptions in the schedule.
<b>407C</b>	Hellens advised that a planning application would be submitted within the next 6 to 8 weeks and that they were still happy with the projections. SCC indicated that they would require a further conversation with Hellens on this site, including with the site developer.	SCC to contact Hellens to confirm developer.  No other issues raised, all other parties agreed with assumptions in the schedule.
<b>463</b>	Story Homes advised that they were comfortable with the start date and would check the completion rates and come back to the Council on this.	Story Homes to review delivery rate.  No other issues raised, all other parties agreed with assumptions in the schedule.
<b>465</b>	Taylor Wimpey advised that an application would be submitted in August 2020. They were happy with the start date and would check the completion rates and come back to the Council on this.	Taylor Wimpey to review delivery rate.  No other issues raised, all other parties agreed with assumptions in the schedule.
<b>567</b>	SCC advised that the developers proforma indicated that an application would be submitted in mid May, but to the best of our knowledge no application had yet been submitted. No representatives from Barratt David Wilson Home present, therefore the Council would seek to contact the developer for an update.	SCC to contact the developer to confirm delivery rates.  No other issues raised, all other parties agreed with assumptions in the schedule.

## Category A Sites

SCC provided an overview on Category A sites and run through each of these one at a time allowing attendees to make any comments on the assumptions. Comments raised about specific sites were as follows:

- Sunderland University advised that Ashburn House (Site 183) was no longer owned by the University and should be changed to Mr Kirtley.
- Kidderminster Road (Site 711) and Avenue Vivienne (Site 732), Pegasus (representing Gentoo Group) advised that they had provided an email with comments with revised projections for these sites. SCC advised that these comments would be taken onboard.
- Persimmon advised that they would provide an updated projection for their sites.
- No other comments were raised about any other sites.



Taylor Wimpey raised a general point regarding anticipated delivery rates for this year being based on a Pre-Covid 19 position. SCC advised that they would look at this and encouraged developers to provide revised updates as part of their written response.

Taylor Wimpey questioned how the Council would deal with sites, particularly small sites, where the Council did not receive an updated proforma from the developer. SCC advised that they would consider each individual site and review the evidence in regards to delivery and what had been submitted to date.

### **Any Other Business**

Ward Hadaway advised that they were concerned that the Council was relying too much on larger housing sites for its housing supply and that more of a focus should be placed on smaller sites in accordance with the NPPF. SCC advised that this would be picked up through site allocations in the emerging Allocations and Designations Plan.

SCC thanked everyone for their attendance and their contributions to the workshop.

## Appendix 1

Mark	Wilson	Avant Homes
Nick	McLellan	Avant Homes
Amy F	Ward	Barratt Homes
Neil	Milburn	Barratt Homes
Richard	Newsome	Bellway
Steven	Longstaff	Bellway
Jeff	Boyd	Bernicia
Lynda	Newsome	Burdon Lane Consortium - Taylor Wimpey, Persimmon Homes and Story Homes
Geoff	Woodstock	ESH
Brendon	Ferguson	Gentoo Homes
Emma	Bond	Gentoo Homes
Victoria	Devine	Gentoo Homes
Holly	Roberts	Gladman
Steve	Barker	Gladman
M	Dinn	Gladman Homes
Samuel	Fisher	Gleeson
Gavin	Cordwell Smith	Hellen Homes
Craig	Ellis	Home Group
Claire	Oshea	Karbon Homes
Lea	Smith	Karbon Homes
Adam	Hussein	Keepmoat Homes
Helen	Campbell	Keepmoat Homes
Nicola	Rosul	Keepmoat Homes
Neil	Westwick	Lichfields
James	Reid	Miller Homes
Philip	James	Miller Homes
S	Fisher	Miller Homes
Paul	Hunt	Persimmon Homes
Paul	Barrow	Robertson Homes
Jason	Whitfield	Story Homes
Chris	Smith	Lichfields
David	Gustard	Sunderland Council
Miles	Crossley	Thirteen Group
Barry	Miller	Wynyard Homes
David	MacDonald	Wynyard Homes

## **Sunderland Five Year Housing Land Supply Workshop Minutes**

**Date:** 3 June 2020

**Location:** Virtual Meeting

### **Attendees**

- Louise Sloan – Sunderland City Council (SCC)
- Cheryl Askill – SCC
- Joanne Scott – SCC
- Phil Jones – Homes England
- Andrew Dorrian – Transport North East
- Gordon Harrison – Nexus
- Joanne Harding – HBF
- Mike Allum – Durham County Council
- Andrea King – Northumberland County Council

Invited but not in attendance – Appendix 1

### **Introductions**

Louise Sloan introduced herself and the other members of the SCC team on the call. A general overview of the meeting was provided including how the meeting would take place allowing all those in attendance to contribute.

### **Annual Position Statement**

SCC provided an overview of the APS process, the engagement that the Council has undertaken to date and the next steps. Comments were welcomed on the process.

### **Covid 19**

SCC set out that they were aware that the current Covid 19 outbreak may have an impact on the housing land supply and welcomed any thoughts on the potential impact this may have on delivery rates and demand etc.

The HBF agreed that it was potentially too soon to fully understand the impacts of COVID-19, as little was understood in terms of the operation of contractors, the supply chain and mortgage availability but agreed that Covid-19 would have an impact on delivery of sites.

Transport North East confirmed that utility companies are not prioritising highways schemes at this time and consequently housing development sites may also not be high priority at this time and therefore connecting to the network could result in further delay.

Homes England (HE) discussed their role to support the development industry at this challenging time. HE are very active and will be playing a central role in supporting the economy. HE will be continuing to support their pipeline of sites, whilst helping the development industry.

HE are being very flexible during this time, reviewing contracts, clauses and payments to support delivery. HE are still maintaining their priorities and objectives. They are rethinking how places will be sustainable and how to accelerate delivery, including looking into Modern Methods of Construction (MMC) to increase delivery.

### **Review of Sites**

SCC advised that they would not run through each site in the schedule but were happy to discuss any site. SCC explained that as part of this process the developers would be reviewing the delivery of their sites.

Nexus, asked if the Council would amend delivery rates if developers did not confirm their position. SCC confirmed that they would look at each site and consider historical delivery rates.

HE advised that they will be supporting SCC bringing forward development at Sunnyside (not included in the APS). They also wished to confirm that Ryhope and Cherry Knowle delivery would likely increase following the announcement of successful Housing Infrastructure Fund (HIF) bid.

The HBF discussed the need to ensure Covid-19 is factored into the delivery rates of sites for 2020/21.

### **Any Other Business**

SCC thanked everyone for their attendance and their contributions to the workshop.

## Appendix 1

Matt	Verlander	Avison Young acting on behalf of National Grid
Andrew	Moss	NHS Sunderland CC
Gayle	Black	Northumbrian Water
Dave	Calvert	O2
Eamon	Hansberry	British Telecommunications Group Plc
Atul	Roy	EE
James	Hudson	Environment Agency
Graeme	Smith	Durham County Council
		Vodafone
Annelise	Hutchinson	Gateshead Council
Neil	Wilkinson	Gateshead Council
Mark	Goodwill	Highways England
Paul	Dixon	Highways England
Barbara	Hooper	Historic England
		Marine Management Organisation
		Mobile Operators Association
		National Grid
Michael	Miller	Natural England
		Network Rail
Jennifer	Morrison	Newcastle City Council
Philip	Meikle	Nexus and Transport for The North
David	Chandler	NHS Sunderland CCG
Martin	Craddock	North Tyneside Council
Micah	Boutwood	Northern Gas Networks Ltd
Glen	Hodges	Northern Power Grid
Joan	Sanderson	Northumberland County Council
Kevin	Tipple	Northumberland County Council
Sarah	Pitt	Northumbria Police
Andy	Downer	Northumbrian Water Ltd
Laura	Kennedy	Northumbrian Water Ltd
		Open Reach
Neil	Cole	South Tyneside Council
		The Coal Authority
Rory	Sherwood-Parking	Virgin Media
Chloe	Hillam	Durham County Council
Rachelle	Forsyth-Ward	North East Combined Authority

## Appendix 19: Those invited via e-mail to update delivery rates following workshop (May 2020)

<b>Mark</b>	Wilson	Avant Homes
<b>Nick</b>	McLellan	Avant Homes
<b>Nick</b>	McLellan	Avant Homes
<b>Dominic</b>	Smith	Barratt Homes
<b>Neil</b>	Milburn	Barratt Homes
<b>Amy F</b>	Ward	Barratt Homes
<b>Richard</b>	Newsome	Bellway
<b>Steven</b>	Longstaff	Bellways
<b>Ben</b>	Tidmarsh	Berkeley DeVeer
<b>Jeff</b>	Boyd	Bernicia
<b>Lynda</b>	Newsome	Burdon Lane Consortium - Taylor Wimpey, Persimmon Homes and Story Homes
<b>Roger</b>	Lee	Camerex House Ltd
<b>Clinton</b>	Mysleyko	Clearwater Developments
<b>Geoff</b>	Woodcock	ESH
<b>Philip</b>	Brown	ESH
<b>Emma</b>	Bond	Gentoo Group
<b>Brendon</b>	Ferguson	Gentoo Homes
<b>Victoria</b>	Devine	Gentoo Homes
<b>Jane</b>	Turnbull	Gentoo Homes
<b>C</b>	Dodds	Gleeson
<b>Gavin</b>	Cordwell-Smith	Hellen Homes
<b>Katie</b>	Rumble	Hellens
<b>Graeme</b>	Cummings	JBSK Properties Ltd
<b>Claire</b>	Oshea	Karbon Homes
<b>Emily</b>	Scott	Karbon Homes
<b>Claire</b>	Oshea	Karbon Homes
<b>Lea</b>	Smith	Karbon Homes
<b>Ian</b>	Prescott	Keepmoat Homes
<b>Helen</b>	Campbell	Keepmoat Homes
<b>Nicola</b>	Rosul	Keepmoat Homes
<b>Alex</b>	Shanks	Mahady Developments Ltd
<b>James</b>	Reid	Miller Homes
<b>Philip</b>	James	Miller Homes
		Mr Hay
<b>Graeme</b>	Cummings	Mr Hodgson
<b>Henry</b>	Kirtley	Mr Kirtley
<b>Chris</b>	Martin	On behalf of Gentoo
<b>Paul</b>	Hunt	Persimmon Homes
<b>Adam</b>	McVickers	Persimmon Homes
		Private
		Richard Marsden - BDN Ltd

		Richard Marsden - BDN Ltd
<b>David</b>	Gustard	Sunderland Council
<b>Neil</b>	Guthrie	Sunderland Council
<b>Chris</b>	Haggon	Taylor Wimpey
<b>James</b>	Smith	Taylor Wimpey
<b>Clinton</b>	Mysleyko	The Inn Place Partnership
<b>Tony</b>	Watt	Tony Watt (Agent)
<b>John</b>	Waugh	TWFRS
<b>Philip</b>	Garner	TWFRS
<b>Norman</b>	Gwynn	Vistry Group
		Wynyard Homes
		Your Life Management Services Ltd

## Appendix 20 Email to invite developers to update delivery rates following workshop (3<sup>rd</sup> June 2020)

Dear Sir/Madam

Firstly I would like to thank those of you who were able to attend our virtual Annual Position Statement (APS) Workshop yesterday, we really appreciate your input as part of the process. As agreed, we will circulate the draft Minutes to you soon for comment.

For those of you who were unable to attend, one of the items discussed on the agenda related to the potential impact of Covid 19 upon delivery rates within the city. As we realise that the projections that you have previously provided to us were submitted prior to lockdown and social distancing measures being imposed in response to the Covid 19 outbreak, we would like to give you the opportunity to revise these projections taking into account the potential impacts upon your operations.

Please find attached a spreadsheet containing the projections that you have previously submitted to us. It would be greatly appreciated if you could review these projections to see if they are still appropriate and if not, amend the attached accordingly. If possible, it would also be useful if you could provide a short summary of the reasoning behind any adjustments. Please note that we will also take into consideration any comments raised during the workshop as part of the adjustments before issuing the draft APS for consultation.

Please could I ask that any revised trajectories are provided to [Cheryl.askell@sunderland.gov.uk](mailto:Cheryl.askell@sunderland.gov.uk) by Wednesday 10 June 2020. If we do not receive a response by this date, the Council will assume that the trajectories remain appropriate and will continue to use these within the Draft APS.

Kind Regards



## Appendix 21: Those Invited to make representations to draft APS

### Developers

First Name	Surname	Order
Jeff	Boyd	Engie on behalf of Bernicia
Mark	Wilson	Avant Homes
Nick	McLellan	Avant Homes
Nick	McLellan	Avant Homes
Dominic	Smith	Barratt Homes
Neil	Milburn	Barratt Homes
Amy F	Ward	Barratt Homes
Richard	Newsome	Bellway
Steven	Longstaff	Bellways
Ben	Tidmarsh	Berkeley DeVeer
Jeff	Boyd	Bernicia
Lynda	Newsome	Burdon Lane Consortium - Taylor Wimpey, Persimmon Homes and Story Homes
Roger	Lee	Camerex House Ltd
Clinton	Mysleyko	Clearwater Developments
Geoff	Woodcock	ESH
Guy	Whitehead	GW Architectural Ltd
Philip	Brown	ESH
Emma	Bond	Gentoo Group
Brendon	Ferguson	Gentoo Homes
Victoria	Devine	Gentoo Homes
Jane	Turnbull	Gentoo Homes
Paul	McCoy	MCC Homes Ltd
Holly	Roberts	Gladman
Steve	Barker	Gladman
John	Chorlton	Gladman
Diana	Richardson	Gladman Homes
		Gladman Homes
		Gladman Homes
		Gladman Homes
Chris	Dodds	Gleeson
Gavin	Cordwell-Smith	Hellen Homes
Katie	Rumble	Hellens
Craig	Ellis	Home Group
Sarah	Moffat	Home Group
Amber	Malone	Home Group
Graeme	Cummings	JBSK Properties Ltd
Claire	Oshea	Karbon Homes
Emily	Scott	Karbon Homes
Claire	Oshea	Karbon Homes
Lea	Smith	Karbon Homes
Ian	Prescott	Keepmoat Homes

Helen	Campbell	Keepmoat Homes
Nicola	Rosul	Keepmoat Homes
Neil	Westwick	Lichfields
Alex	Shanks	Mahady Developments Ltd
James	Reid	Miller Homes
Philip	James	Miller Homes
		Mr Hay
Graeme	Cummings	Mr Hodgson
Henry	Kirtley	Mr Kirtley
Chris	Martin	On behalf of Gentoo
Paul	Hunt	Persimmon Homes
Adam	McVickers	Persimmon Homes
		Private
		Richard Marsden - BDN Ltd
		Richard Marsden - BDN Ltd
Paul	Barrow	Robertson Homes
Jason	Whitfield	Story Homes
Amanda	Stephenson	Story Homes
Chris	Smith	Story Homes Ltd
David	Gustard	Sunderland Council
Neil	Guthrie	Sunderland Council
Jenny	Gibbs	Sunderland University
Chris	Haggon	Taylor Wimpey
James	Smith	Taylor Wimpey
Clinton	Mysleyko	The Inn Place Partnership
Miles	Crossley	Thirteen Group
Tony	Watt	Tony Watt (Agent)
John	Waugh	TWFRS
Philip	Garner	TWFRS
Paul	Elliott	W and D Christie
Norman	Gwynn	Vistry Group
		Wynyard Homes
		Wynyard Homes
		Your Life Management Services Ltd

### Other Bodies

First Name	Surname	Company	Type of consultee
<b>Matt</b>	Verlander	Avison Young acting on behalf of National Grid	Infrastructure provider
<b>Andrew</b>	Moss	NHS Sunderland CCG	Other Bodies
<b>Gayle</b>	Black	Northumbrian Water	Infrastructure provider
		02	Infrastructure provider
		British Telecommunications Group Plc	Infrastructure provider
		EE	Infrastructure provider

<b>Graeme</b>	Smith	Durham County Council	Neighbouring Authority
<b>Mik</b>	Allum	Durham County Council	Neighbouring Authority
		Vodafone	Infrastructure provider
<b>Annelise</b>	Hutchinson	Gateshead Council	Neighbouring Authority
<b>Neil</b>	Wilkinson	Gateshead Council	Neighbouring Authority
<b>Mark</b>	Goodwill	Highways England	Other Bodies
<b>Paul</b>	Dixon	Highways England	Other Bodies
<b>Barbara</b>	Hooper	Historic England	Other Bodies
<b>Joanne</b>	Harding	Home Builders Federation	Other Bodies
<b>Phil</b>	Jones	Homes England	Other Bodies
		Marine Management	Other Bodies
		Mobile Operators Association	Infrastructure provider
		National Grid	Infrastructure provider
<b>Michael</b>	Miller	Natural England	Other Bodies
		Network Rail	Other Bodies
<b>Jennifer</b>	Morrison	Newcastle City Council	Neighbouring Authority
<b>Emma</b>	Warmeford	Newcastle City Council	Neighbouring Authority
<b>Gordon</b>	Harrison	Nexus	Infrastructure provider
		Nexus	Infrastructure provider
<b>Philip</b>	Meikle	Nexus and Transport for The North	Infrastructure provider
<b>David</b>	Chandler	NHS Sunderland CCG	Infrastructure provider
<b>Martin</b>	Craddock	North Tyneside Council	Neighbouring Authority
<b>Micah</b>	Boutwood	Northern Gas Networks Ltd	Infrastructure provider
<b>Glen</b>	Hodges	Northern Power Grid	Infrastructure provider
<b>Joan</b>	Sanderson	Northumberland County Council	Neighbouring Authority
<b>Kevin</b>	Tipple	Northumberland County Council	Neighbouring Authority
<b>Sarah</b>	Pitt	Northumbria Police	Other Bodies
<b>Andy</b>	Downer	Northumbria Water Ltd	Infrastructure provider
		Northumbrian Water Ltd	Infrastructure provider
		Open Reach	Infrastructure provider
<b>Neil</b>	Cole	South Tyneside Council	Neighbouring Authority
		The Coal Authority	Other Bodies
		Transport for The North	Infrastructure provider
<b>Chloe</b>	Hillam	Durham CC	Neighbouring Authority
<b>Rachelle</b>	Forsyth-Ward	North East Combined Authority	Other Bodies
<b>Andrea</b>	King	Northumberland CC	Neighbouring Authority

## Appendix 22: Invite to make representations to the draft APS

Dear Sir/Madam

Sunderland City Council has submitted its intention to submit an Annual Position Statement (APS) to confirm their five year land supply. Over the past few months the Council has sought the views of developers and stakeholders to ensure that the APS is as robust and realistic as possible.

Earlier this month we held a number of workshops and asked relevant developers to update their delivery rates in light of Covid 19. The Council is now seeking views on the draft APS.

The consultation on the draft APS is taking place between 12 June and 29 June 2020. All comments should be provided in writing using the comments form attached. Please use separate forms for each site you submit representation on. Forms should be returned to [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk) or to Strategic and Sustainable Plans, Room 2.66, Civic Centre, Burdon Road, Sunderland SR2 7DN. Due to the current Covid 19 restrictions, the Council would strongly encourage responses by email where possible. All comments must be received by 5pm on 29 June 2020.

All responses received as part of this consultation will be fully taken account of by the Council in reaching a conclusion on the five year housing land supply position. The Council will also proactively engage with developers and stakeholders to reach agreement on any disputed sites, prior to the submission of the APS to the Planning Inspectorate in late July 2020. All responses received will be shared in full with the Planning Inspectorate (PINs). As all responses will be made public, personal information will be redacted. Any anonymous comments cannot be accepted.

Thank you to all who have assisted the council in preparing its APS. If you have any queries please do not hesitate to contact myself or Cheryl Askeell.

Following the Examination in Public for the Core Strategy and Development Plan, the Council has started a new Local Plan consultation database which will be used to keep people informed on the preparation of planning documents moving forward. If you would like your details to be added to the consultation database, please contact us in writing at [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk) or Strategic and Sustainable Plans, Room 2.66, Civic Centre, Burdon Road, Sunderland SR2 7DN.

Yours faithfully







