

Annual Position Statement

July 2022



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1. Introduction

- 1.1 This Annual Position Statement (APS) sets out Sunderland City Council's five year housing land supply position. The purpose of the five year housing land supply is to provide an indication of whether there are sufficient deliverable sites available to meet the housing requirement set out in adopted strategic policies for the next 5 years.
- 1.2 The base date of this statement is 1 April 2022 and it projects a five year housing land supply position from 1 April 2022 to 31 March 2027.

What is an APS?

- 1.3 The concept of an APS was introduced in the National Planning Policy Framework (NPPF) in July 2018. The subsequent Planning Practice Guidance (PPG) in September 2018 and updated in July 2021, sets out the process that Local Planning Authorities (LPAs) should follow if they wish to confirm their housing land supply through an APS. It states that an APS can only be prepared by LPAs that have Plans which have been recently adopted (as defined by footnote 40 of the NPPF) or where they are renewing a confirmed land supply following a previous annual position statement.
- 1.4 An APS is a statement that details the approaches used by a LPA to calculate the housing land supply position and sets out how engagement has been undertaken with the development industry and stakeholders, in the preparation of the five year housing land supply position. The APS is submitted to the Planning Inspectorate (PINS), who review the APS and consider if the correct APS procedure has been followed in line with planning guidance Housing Supply and Delivery¹, and whether sufficient information and engagement has been provided to justify a site's inclusion in the five year housing land supply schedule. PINs then issue a recommendation in October of the same year that the APS is submitted for review. The LPA can then confirm their housing land supply position until 31 October of the following year, subject to accepting the recommendations of the Planning Inspectorate.

Sunderland's APS History

- 1.5 Sunderland City Council (hereafter referred to as the Council) submitted its first APS to PINS on 30 July 2020. The Council chose to confirm its housing land supply position as it had recently adopted its Core Strategy and Development Plan (CSDP) in January 2020. An independent Planning Inspector reviewed the APS submission and issued a report on 27 October 2020, detailing the Council's housing land supply position. The Planning Inspector determined the Council could demonstrate a five year supply equivalent to 5.3 years (4,357 dwellings).

¹ Ministry of Housing, Communities & Local Government, Housing Supply and Delivery: Guidance on 5 year housing land supply and Housing Delivery Test. [Housing supply and delivery - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/housing-supply-and-delivery-test)

- 1.6 Local Planning Authorities must decide if they wish to confirm subsequent years' housing land supply positions through the APS process. The Council chose to submit a second APS in 2021, to renew the confirmed five year land supply of 2020 and covered the period 1 April 2021 – 31 March 2026. The Planning Inspector concluded that the Council had undertaken adequate stakeholder engagement and could demonstrate a five year land supply equivalent to 5.5 years supply (4,509 units).
- 1.7 In order to renew the five year land supply position of 2021, the Council notified PINS of its intent to submit another APS for review by 1 April 2022. The Council submitted notification of its intention to submit a 2022 APS to PINS, on 31 March 2021 (Appendix 1). The Council has prepared and finalised this APS for submission to PINS by 31 July 2022, for review and consideration by a Planning Inspector. A recommendation will be issued by PINS by 31 October 2022 and as with the previous statements, the recommendation will be valid for a year from 1 November 2022 to 31 October 2023.

Sunderland's APS (This APS)

- 1.8 Sunderland City Council is able to submit this APS as it is renewing a confirmed five year land supply which was submitted and reviewed by the Planning Inspectorate in 2021.
- 1.9 Following two stages of stakeholder engagement, this document has been updated to take into consideration comments submitted to the Council.
- 1.10 This APS confirms that Sunderland has a 5.7 year housing land supply. Table 1 sets out the Council's Five-Year Housing Land Supply for 2022/23 - 2026/27. Appendix 2 includes the schedule of sites that make up this supply. Appendix 3 includes site profiles for each site in the five year land supply. These profiles justify the approach and assumptions made by the Council with regard to each site.

Annual Housing Requirement	745 dwellings net
Five Year Housing Requirement for period 2022/23 - 2026/27	3725
Shortfall	0
10% buffer	373
Five Year Land Supply Requirement (including 10% buffer)	4098
Category A sites	3607
Category B Sites	857
Small Sites	250
Demolitions	-10
Total Supply	4704
Five year supply performance against 110% of housing requirement (%)	115%
Five year supply performance against 110% of housing requirement (years)	5.7 years

Table 1 Sunderland Five Year Land Supply 20221/23-2026/27

1.11 In total 72 sites are deemed to meet the NPPF definition of deliverable and of these 86% (62 sites) are classified as Category A sites and 14% (10 sites) are Category B sites (three sites under Category A have part of the dwellings within a Category B site, which fall within the five year supply period, these dwelling numbers have been included within the Category B totals, this is reflected in the detail below). Therefore, the majority of Sunderland's five year housing supply has detailed planning consent and many are already under construction. The composition of Category A and B sites are set out in Tables 2 and 3.

	2022/23 (Units)	2023/24(Units)	2024/25 (Units)	2025/26 (Units)	2026/27 (Units)	Total (Units)
Total A sites	1233	982	658	407	327	3607
Permitted – Not started	0	180	212	80	80	552

Permitted – Under Construction	1233	802	446	327	247	3055
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Table 2 Composition of Deliverable Category A sub category by planning status 2022/23-2026/27

	Sum of Completions 2022/23	Sum of Completions 2023/24	Sum of Completions 2024/25	Sum of Completions 2025/26	Sum of Completions 2026/27	Totals
Total B sites	0	60	152	277	368	857
Allocated CSDP Site	0	10	82	132	118	342
Brownfield Register	0	15	50	79	100	244
Outline Consent	0	0	20	66	150	236
Application pending	0	35	0	0	0	35

Table 3 Composition of Deliverable Category B Sites by planning status 2022/23-2026/27

1.12 Figure 1 illustrates the locations of each site in the APS. The APS includes 13 disputed sites.

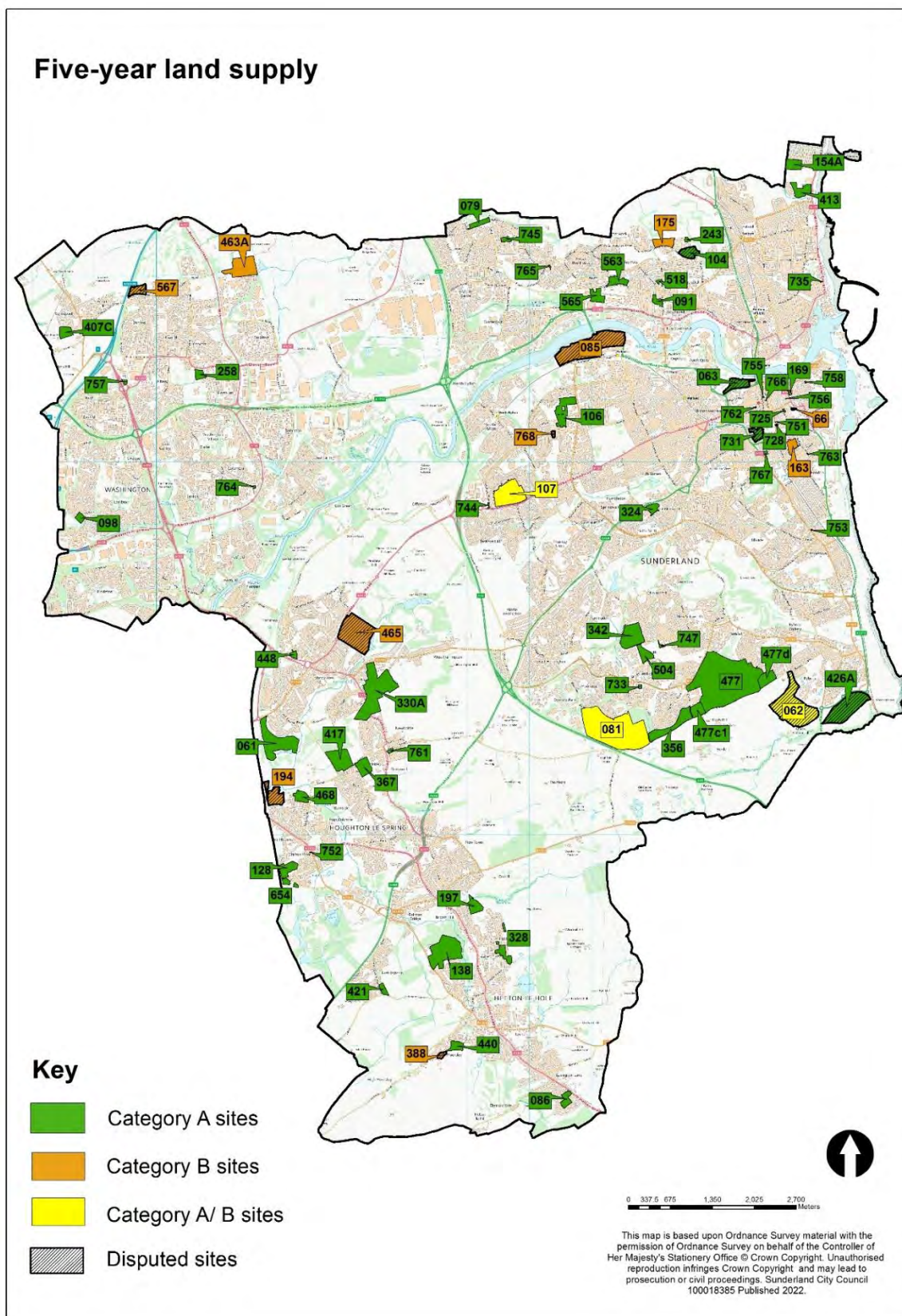


Figure 1 Map of APS 2022 sites

Structure of this APS

1.13 This APS comprises of seven sections, including this introduction:

- Section 2 contains a policy review of national and local policy;
- Section 3 sets out Sunderland's current position, as of 1 April 2022;
- Section 4 sets out the Council's methodology for calculating the five year housing land supply requirement;
- Section 5 sets out the components which make up the five year housing land supply;
- Section 6 presents the five year housing land supply 2022/23 to 2026/27; and
- Section 7 includes the Engagement Statement. This statement set out how the Council has proactively engaged with stakeholders when preparing this APS and identifies the disputed sites.

2. Policy and Guidance

National Planning Policy Framework

- 2.1 The NPPF² sets out that strategic plans must plan for and identify a sufficient supply of housing that provides a mix of housing types to meet the needs of its current and future residents, in line with the findings of a local housing needs assessment³. The Framework stipulates that LPAs must have a clear understanding of the land available to deliver the appropriate mix of housing. This is undertaken and identified in a Strategic Housing Land Availability Assessment (SHLAA), which assesses the quantum of deliverable and developable housing land capable of delivering housing over a fifteen year period through an annual housing delivery trajectory.
- 2.2 Annex 2 of the NPPF defines a deliverable site, as well as sites which are considered to be deliverable in principle. This definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:
- have outline planning permission for major development;
 - are allocated in a development plan;
 - have a grant of permission in principle; or
 - are identified on a brownfield register.
- 2.3 To provide certainty that the first five years of housing supply can be delivered in line with the housing trajectory, LPAs 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, as set out in adopted strategic policies. This is also known as a five year housing land supply, in line with paragraph 74 of the Framework. The Framework stipulates that the identified supply of specific deliverable sites should include an appropriate buffer to ensure choice and competition in the market for land. The buffer can be applied at 5%, 10% or 20%, depending upon a LPA's circumstances.
- 2.4 The appropriate buffer is determined using the Housing Delivery Test (HDT) which is published annually by the Ministry of Communities, Housing and Local Government (MHCLG). Where a LPA reports significant under delivery of housing over the previous three years, a 20% buffer must be applied. Where a LPA has not under delivered in the previous three years, a 5% buffer can be applied. The 2021 HDT results⁴ reported that there has been no under delivery within Sunderland, therefore a 5% buffer would normally be appropriate for the calculation of a five year land supply position for the Council.

² Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework (Web) [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/98714/nppf-2021.pdf)

³ NPPF Paragraph 61

⁴ Department for Levelling Up, Housing and Communities (2021) Housing Delivery Test-2021 (Web) [2021_HDT_Final_Results_.ods \(live.com\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/98714/nppf-2021.pdf)

- 2.5 However, paragraph 74 also makes provision for the application of a 10% buffer. A 10% buffer should be applied where a LPA wishes to confirm their five year supply of sites through the submission of an APS to the Planning Inspectorate, or it is confirmed at the examination of a Local Plan. Paragraph 74 of the Framework, further sets out the requirements for the APS, which includes ensuring the five year supply of deliverable housing sites has:
- been produced through engagement with developers and others who have an impact on delivery and been considered by the Secretary of State; and
 - incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.

Planning Practice Guidance

5 year land supply paragraphs 002-035 (Reference ID: 68-002-20190722 to ID: 68-035-20190722)

- 2.6 Planning Practice Guidance: 5 Year Housing Supply and Housing Delivery Tests⁵, outlines the process involved when compiling a five year supply of deliverable housing sites, in line with the definition of a “deliverable” site in Annex 2 of the NPPF. It provides support to deliver the policy requirements set out in paragraphs 74 and 75 of the Framework.
- 2.7 The PPG states that in order to demonstrate five years’ worth of deliverable housing sites, robust, up to date evidence must be available. Such evidence, to demonstrate deliverability, may include:
- current planning status – for example, on larger scale sites with outline or hybrid permission, how much progress has been made towards approving reserved matters, or whether these link to a Planning Performance Agreement (PPA) that sets out the timescale for approval of reserved matters applications and discharge of conditions;
 - firm progress being made towards the submission of an application – for example, a written agreement between the Local Planning Authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
 - firm progress with site assessment work; or
 - clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

⁵ Ministry of Housing, Communities and Local Government (2019) Planning Practice Guidance 5 Year Housing Land Supply and Housing Delivery Test (Web) <https://www.gov.uk/guidance/housing-supply-and-delivery>

2.8 Paragraph 009 of the PPG confirms that LPAs can confirm their five year supply of deliverable sites through the APS process once in a given year and can do so by using a subsequent Annual Position Statement.

2.9 Paragraph 012 of the PPG outlines guidance on the process that LPAs must follow as part of the preparation of the APS, stating:

To ensure their assessment of the deliverability of sites is robust, the local planning authority will also 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.

2.10 Paragraph 013 of the PPG outlines the approach the Planning Inspectorate will take when carrying out the assessment. The first stage includes the Inspector considering whether the correct process has been followed, namely whether: the authority has a 'recently adopted plan' (defined by footnote 40 of the Framework) or they are renewing a confirmed land supply following a previous APS and satisfactory stakeholder engagement has been carried out.

2.11 The second stage, includes a review of evidence to determine if there is sufficient evidence available to demonstrate a five year supply of deliverable housing sites (with the appropriate buffer), using 1st April as the base date in the 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 Framework.

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

2.13 Paragraph 014 of the PPG sets out the information which should be included as part of the submission of an APS. As part of the APS process, LPAs must engage effectively with the development industry and statutory stakeholders. In order to do this efficiently and robustly, LPAs must, in accordance with paragraphs 015 and 016 of the PPG, include an Engagement

Statement as part of an APS submission. Paragraph 015 states that the following information should be included as part of an APS submission:

- 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 LPA in the light of stakeholder engagement; and
- the conclusions which have been reached about the overall 5 year housing land supply position.

2.14 In terms of who should be engaged, the PPG states that the following should be included:

- small and large developers;
- land promoters;
- private and public land owners;
- infrastructure providers (such as utility providers, highways, etc) and other public bodies (such as Homes England);
- upper tier authorities (county councils) in two-tier areas;
- neighbouring authorities with adjoining or cross-boundary sites; and
- any other bodies with an interest in particular sites identified.

2.15 The PPG sets out what information should be contained within an APS. This includes:

- for sites with detailed planning permission, details of the 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 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;
- 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 5 year housing land supply calculation clearly indicating buffers and shortfalls and the number of years of supply.

2.16 Appendix 4 summarises how the requirements of the PPG have been met when preparing this APS.

Local Plan

2.17 Sunderland's Local Plan is being progressed in three parts:

- **Part One – Core Strategy and Development Plan (CSDP)**

The CSDP was adopted in January 2020 and sets an overarching strategy, strategic policies and strategic allocations and designations for the future change and growth of Sunderland. The Plan also includes local policies for development management purposes. The Plan covers the period from 2015 to 2033 and covers all land within Sunderland's administrative boundaries.

- **Part Two – Allocations and Designations Plan (A&D)**

The A&D Plan will set out local policies including site-specific policy designations and allocations for the development, protection and conservation of land in the city. It will allocate a range of housing sites to meet the requirements of mix, type and site size, identified in paragraphs 67 and 68 of the NPPF and ensure a supply of land to meet the plan period housing requirement. The Council undertook a Regulation 18 consultation on the draft A&D Plan between 18 December 2020 and 12 February 2021.

- **Part Three – International Advanced Manufacturing Park (IAMP) Area Action Plan 2017-2032**

The IAMP Area Action Plan was adopted by Sunderland City Council and South Tyneside Council in November 2017. It sets out site-specific policies for the development of the IAMP.

2.18 The Local Plan supersedes saved policies of the Sunderland Unitary Development Plan (UDP) 1998 and UDP Alteration No. 2 (2007). However, some policies of the UDP and UDP Alteration No. 2 will remain as saved policies and part of the Development Plan until the A&D Plan is adopted. Until then, saved policies will continue to be applied and treated as a material consideration in the determination of planning applications.

2.19 The Local Development Scheme (LDS) is published on the Council's website⁶. It sets out the timescales for preparing Development Plan Documents in the Local Plan and other planning guidance such as Supplementary Planning Documents.

CSDP Housing Requirements

2.20 The CSDP was adopted under the transitional arrangements, with the housing need having been assessed under the 2012 Framework (NPPF1) and found sound at examination in public.

2.21 Policy SP1 provides the overarching development strategy for the plan, setting out an overall requirement for the delivery of at least 13,410 net new dwellings over the plan period from 2015 to 2033.

2.22 Policy SP8: Housing Supply and Delivery expands upon the overall housing requirement set out within Policy SP1 and seeks to deliver a minimum of 745 dwellings per annum through a mixture of sites identified through the SHLAA, emerging A&D Plan, CSDP Strategic Allocations and Housing Growth Areas, conversion and change of uses of properties, and development of windfall sites and small sites.

2.23 Policy H1: Housing Mix supports development proposals that provide a mix of housing types/design and tenures to meet current and future housing need and self and custom build plots where appropriate. Policy H2: Affordable Homes provides the policy basis to secure affordable housing to meet identified needs which will contribute to the housing supply.

2.24 The strategic allocations of the South Sunderland Growth Area (Policy SS6) and The Vaux (Policy SS1) seek to deliver approximately 3,200 units combined to facilitate the creation of new, high quality, vibrant and distinctive neighbourhoods and facilitate urban regeneration of the Urban Core. A series of Housing Growth Area sites have also been allocated in the CSDP through policies SS2, SS4 and SS7 which seek to deliver approximately 1,145 houses in Washington, North Sunderland and the Coalfield areas respectively.

A&D Plan Housing Allocations

2.25 A Regulation 18⁷ consultation was undertaken for the draft A&D Plan between 18 December 2020 and 12 February 2021. It is expected that a Publication Draft A&D Plan will be made available for public consultation later in 2022, with a view to achieving adoption in 2024.

2.26 Policy SP12 will provide the development strategy for the A&D Plan which supports the overarching development strategy set out in the CSDP. Policy SP12 seeks to allocate 58 sites

⁶ Sunderland City Council Local Development Scheme July 2020: <https://www.sunderland.gov.uk/article/12731/Local-Development-Scheme->

⁷ The Town and Country Planning (Local Planning) (England) Regulations 2012: [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2012/2746/contents/made)

for residential development (including a strategic allocation within the Urban Core known as Riverside Sunderland). A further strategic development site for 1500 homes at Washington Meadows is also proposed for allocation, which will provide a focus for regeneration and new residential development in North East Washington.

- 2.27 Policy SS8: Riverside Sunderland identifies a residential led mixed use development in the heart of the Urban Core, which would provide four new neighbourhoods at Vaux (approximately 200 dwellings), Farringdon Row/Ayres Quay (approximately 240 dwellings), Sheepfolds (approximately 450 dwellings) and Bonnersfield (up to 200 dwellings) capable of delivering approximately 1000 new dwellings collectively. Policy SS8 would supersede the Vaux allocation identified in CSDP Policy SS1 upon adoption.
- 2.28 Policy SS9: Washington Meadows seeks the early release of safeguarded Land to East of Washington as designated in CSDP Policy SS3. This site is identified for early release as evidence suggests that it is needed to ensure a sufficient supply of deliverable and developable housing sites within the city and the Washington sub-area throughout the plan period. The site is identified to deliver around 1500 homes and the development will achieve high standards of sustainability, design and provide a range of supporting facilities to help foster a strong sense of community.
- 2.29 Policy H8: Housing Allocations identifies 57 housing sites for housing development and includes key considerations for new development for each site, totalling 4,286 units to be delivered in the plan period.

3. Sunderland's Current Housing Land Supply Position

- 3.1 The Council submitted its first APS to PINS on 30 July 2020. An independent Planning Inspector reviewed the APS submission and issued a report on 27 October 2020⁸, confirming that the Council could demonstrate a five year housing land supply equivalent to 5.3 years or 4,357 units. This decision was effective from the date of issue of the PINS report on 27 October 2020 to 31 October 2021.
- 3.2 The Council submitted a second APS on 22 July 2021. The Planning Inspector issued a report⁹ on 12 October 2021 which concluded that the Council had undertaken adequate stakeholder engagement and could demonstrate a five year land supply equivalent to 5.5 years supply (4,509 units).
- 3.3 In preparation of the Council's existing housing land supply position no longer being confirmed on 1 November 2022, the Council has requested that the five year housing supply position be confirmed through the submission of an APS to the Planning Inspectorate for review. A formal notification of the Council's intent to submit an APS was made to the Planning Inspectorate on 31st March 2022 (Appendix 1: Sunderland City Council's notice of intention to submit an APS to PINS).
- 3.4 This document is the Council's third APS and covers the period 1 April 2022 – 31 March 2027.

⁸ [Report on the Council's Annual Position Statement APS - Planning Inspectorate - October 2020.pdf \(sunderland.gov.uk\)](#)

⁹ [Sunderland APS Inspectors Report - October 2021.pdf](#)

4. Five Year Housing Land Supply Methodology – Calculating the Requirement

- 4.1 The Council’s methodology for the calculation of the five-year housing land supply has been adapted from previously published versions by the Council, to reflect changes to the NPPF and PPG.
- 4.2 There are two parts to calculating a five year housing land supply:
- **the requirement** - which comprises the annual housing requirement, the buffer and any shortfall; and
 - **the supply** – which comprises the list of specific deliverable sites with information as to the number of dwellings which are expected to be delivered within 5 years and when.
- 4.3 This section of the report, details how the Council has calculated its five year land supply requirement. Section 5, details how the supply has been calculated.

Establishing the Annual Housing Requirement

- 4.4 Paragraph 74 of the NPPF states that LPAs 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, or against their local housing need where the strategic policies are more than five years old”.

- 4.5 The PPG¹⁰ further corroborates this approach, stating:

“Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5 year housing land supply figure where:

- *the plan was adopted in the last 5 years or other strategic housing policies have been reviewed within the last 5 years and found not to need updating.”*

- 4.6 The CSDP was adopted in January 2020, within the five year timeframe identified above and it details the Council’s strategic housing policies. As such, the CSDP is considered the starting point for the five year calculation as it sets out the annual housing requirement within Policy SP8, of 745 net additional dwellings per annum.

¹⁰ Ministry of Housing, Communities and Local Government (2019) Planning Practice Guidance: Housing Supply and Delivery – Para 005 (web) <https://www.gov.uk/guidance/housing-supply-and-delivery#confirm-5-year>

Five Year Housing Requirement for Period 2022/23 - 2026/27

4.7 Based on the CSDP housing requirement to deliver 745 dwelling per annum, the baseline position for the five year housing land supply requirement for 2022/23 - 2026/27 is 3,725 net additional dwellings.

Completions

4.8 In accordance with the NPPF and PPG, completions should be used to identify if there is any shortfall against the annual requirement.

4.9 The CSDP Plan period began in 2015. Between 1 April 2015 to 31 March 2022, there have been 5,646 net additional housing completions within Sunderland (Tables 4 and 5). Annually this is broken down by financial years as follows:

Year	Completions (net)	No. of completions (net) that were affordable homes	No. of completions (net) that were older persons accommodation
2015/16	889 dwellings	147 dwellings	205 dwellings
2016/17	710 dwellings	177 dwellings	79 dwellings
2017/18	880 dwellings	231 dwellings	95 dwellings
2018/19	706 dwellings	108 dwellings	0 dwellings
2019/20	813 dwellings	111 dwellings	0 dwellings
2020/21	674 dwellings	60 dwellings	58 dwellings
2021/22	974 dwellings	150 dwellings	0 dwellings
Total	5,646 dwellings	984 dwellings	437 dwellings

Table 4 Housing Completions (2015-2022)

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
A - Newbuild Completions	767	725	886	667	617	676	912
B – Demolitions	24	38	153	41	6	12	14
C - Change of Use Net Change	52	5	115	55	192	2	72
D - Conversions Net Change	94	18	32	25	10	8	4
TOTALS (A - B + C + D =)	889	710	880	706	813	674	974

Table 5 Housing completions (Net) per annum

4.10 Appendix 6 includes a schedule of new build net completions by site between 1 April 2015 to 31 March 2022. Student accommodation completions are not included in these figures. The annual affordable housing and older persons accommodation delivery (those that fall within use class C3), are detailed in Table 4 from the start of the plan period.

4.11 With regards completion data for SHLAA and five year supply purposes, the Council does not include student accommodation units or older persons accommodation which fall within Use Class C2, as such these sites are not included within the supply. These uses are monitored and recorded separately.

Housing Delivery Test

4.12 Paragraph 76 of the NPPF requires Councils to monitor the delivery of sites which have permission. The Housing Delivery Test (HDT), published annually by the Government, assesses the performance of the development industry in delivering sites across each local authority area, against the dwellings required by the adopted strategic policies for each area. Where delivery falls short, the NPPF specifies that LPAs must either: produce an action plan (delivery below 95% of the requirement, as set out in paragraph 76 of the NPPF); add a 20% buffer to the 5 year housing supply (delivery below 85% of the requirement, as set out in footnote 41 of the Framework); or apply the presumption in favour of sustainable development under paragraph 11 of the Framework (delivery below 75% of the requirement, as set out in footnote 8 of the Framework).

4.13 If Sunderland Council chose not to submit an APS for the five year housing supply, Sunderland would be required to add a 5% buffer to the 5 year housing supply as the authority has passed the HDT in 2021, as shown in Table 6. Paragraphs 4.20-4.21 of this report further sets out the buffer applied to the 5 year housing supply for this APS.

Delivery Test	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	HDT: measurement	HDT: Consequence
	2018-19	2019-20	2020-21		2018-19	2019-20	2020-21			
2021 Delivery Test	581	525	372	1477	720	813	669	2202	149%	None

Table 6 Housing Delivery Test (2021)

Shortfall

4.14 As set out earlier, the baseline position for the five year housing land requirement is 3,725 net additional dwellings over the period from 1 April 2022 to 31 March 2027. It is then necessary

to apply adjustments to the baseline requirement to take account of any shortfall over the plan period to date and apply the appropriate buffer.

- 4.15 In accordance with CSDP Policy SP8, the overall housing requirement over the plan period to date (1 April 2015 – 31 March 2022) was 5,215 (745 per annum x 7 years). As set out earlier (Table 4), there were 5,646 net additional completions within this period which represents an oversupply of 431 dwellings over the plan period to date. Therefore, the Council does not need to include any shortfall when calculating its five year land supply.

Oversupply

- 4.16 Although the NPPF gives guidance on dealing with under delivery of housing in previous years, it is silent on the issue of taking into account oversupply for the purposes of calculating a five year housing land supply position. There is no mention in the PPG of allowing a deduction based on oversupply from previous years, however it does contain guidance on how past under delivery or a shortfall can be taken into account and in this context states following;

“Where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years.”

- 4.17 During the 2020 APS process, the Council received representations from Gentoo Group and Gladman as part of the draft APS consultation, challenging the Council’s previous approach of deducting oversupply from the housing requirement for the five year period prior to adding a 10% buffer. The representations submitted referred to a number of appeal decisions¹¹ where Inspectors ruled that the deduction of oversupply from the five year housing requirement, was not justified. Taking into account the silence of the NPPF and PPG on this matter and the appeal decisions referred to in the representations, the Council concluded that it was not appropriate to deduct the oversupply from the five year requirement prior to adding a buffer of 10%. The Planning Inspector acknowledged the Council’s amendment to its approach to dealing with oversupply and calculating five year housing supply within the 2020 APS Report¹².

- 4.18 The Council continued to apply the same approach in the 2021 APS. A representation to the 2021 APS, suggested the surplus of housing exceeding the minimum requirement, should be deducted from the future requirement. However, the Planning Inspector made clear that

¹¹ Land off Westminster Drive, South Yorkshire (ref APP/F4410/W/16/3158500); see para 37. Land North of Aylesbury Road, Wendover (reference: APP/J0405/W/16/3158833); see para 118-120. Land South of Oakridge, Highnam, Gloucestershire (reference: APP/G1630/W/17/3184272); see para 202-203.

¹² Paragraph 15, [Report on the Councils Annual Position Statement APS - Planning Inspectorate - October 2020.pdf](https://www.sunderland.gov.uk/media/1000000/Report_on_the_Councils_Annual_Position_Statement_APS_-_Planning_Inspectorate_-_October_2020.pdf) ([sunderland.gov.uk](https://www.sunderland.gov.uk))

Policy SP8 and the annual rate set out therein, is intended to be a minimum and the policy stipulates that the Council intends to exceed the target. The Inspector further identified that the NPPF and PPG did not advocate an oversupply deduction.

4.19 The Council has chosen to adopt the same approach as previous years, when dealing with oversupply, but will keep this under review, subject to further guidance or policy changes in the NPPF.

Establishing the Buffer

4.20 Paragraph 74 of the NPPF states that:

“...the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) 20% where there has been significant under delivery of housing over the previous three years to improve the prospect of achieving the planned supply.”*

4.21 The Council has chosen to confirm its five year housing supply through the APS process for a third time and will therefore apply a 10% buffer to the five year requirement in accordance with paragraph 74 of the NPPF. A larger buffer of 20% is only required where housing delivery has fallen short of 85% of the requirement as calculated in the Housing Delivery Test. As stated earlier, as the Council has passed the Housing Delivery Test, the larger buffer does not apply to Sunderland.

Summary of Five-Year Housing Land - Supply Requirements

4.22 Table 7 summaries the Council’s five-year housing land supply requirement calculation:

Annual Housing Requirement	745 dwellings net
Baseline Five Year Housing Requirement for period 2022/23- 2026/27	3725
Actual Completions 2015-2021 (excluding student accommodation ¹³)	5646
Shortfall	0
10% buffer	373

¹³ Student Accommodation completions are not included within the Council’s net housing completions data.

Five Year Land Supply Requirement

4098

Table 7 Five Year Land Supply Requirement

5. Five Year Housing Land Supply Methodology – Calculating Supply

5.1 This section of the report, details how the Council has calculated its five year housing land supply requirement. There are five main components which need to be factored into the supply:

- Deliverable sites;
- Small sites;
- Windfall;
- Change of use and conversions; and
- Demolitions

Deliverable Sites

5.2 In order to demonstrate 5 years' worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. The definition of 'deliverable' in the NPPF Annex 2 is as follows:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

SHLAA Update

5.3 The NPPF states at paragraph 68 that:

“Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a Strategic Housing Land Availability Assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.”

5.4 A SHLAA is therefore the starting point for the five year housing land supply process. Sunderland updates its SHLAA on an annual basis, the most recent version being the 2020 SHLAA which informed the draft A&D Plan.

Categorising Sites in line with NPPF Annex 2

5.5 Annex 2 of the NPPF states that:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- 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);

- 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 five years.”*

- 5.6 The Government has confirmed in a Consent Order in *East Northamptonshire Council v Secretary of State for Housing Communities and Local Government* that the definition of “deliverable” in the NPPF is not a closed list. The Consent Order relevantly stated as follows:

“The Defendant has carefully considered the Inspector’s decision and the Claimant’s Statement of Facts and Grounds and Reply, and the evidence served in support. He concedes that he erred in his interpretation of the definition of deliverable within the glossary of the National Planning Policy Framework (“NPPF”) as a ‘closed list’. It is not. The proper interpretation of the definition is that any site which can be shown to be ‘available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years’ will meet the definition; and that the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available.”

- 5.7 Therefore, in principle, even where a site does not fall into Category A or Category B, a site can still be included in the five-year housing land supply if it satisfies the tests of availability, suitability, achievability and a real prospect of delivery. The Council has included two sites (66 & 768) that meet neither Category A or B definitions. However, the Council considers they are both deliverable sites given their progression through the planning system to date. Both sites have been approved at planning committee and are awaiting signing of their respective S106 agreements. Paragraphs 7.24 and the site profiles (Appendix 3) provide greater detail regarding these sites and why they have been included in the five year supply.

Demonstrating Deliverability

- 5.8 As set out above, sites categorised as ‘A’ are considered to be deliverable unless evidence can justify otherwise. Category ‘B sites’ and ‘other sites’ require further evidence to be considered deliverable. Such evidence, to demonstrate deliverability, may include:

- current planning status – for example, on larger scale sites with outline or hybrid permission, how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s)

which confirms the developers' delivery intentions and anticipated start and build-out rates;

- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

5.9 Appendix 3 of this statement includes site profiles for each site in the Five Year Housing Land Supply Schedule which demonstrate that each site is considered to be deliverable. It details

- **Site information** – site name, SHLAA reference, planning application reference, site capacity, developer and date of consent.
- **Planning permission information** – this section details the progress of the planning application(s), whether a S106 is outstanding or has been signed, whether pre-commencement conditions have been discharged. For applications pending, it identifies any outstanding issues that need to be resolved before permission is granted and likely timescales. This section also gives an indication as to what has taken place to progress the site once consent has been granted, such as initial site works undertaken, or S106 payments on commencement been made. Survey work undertaken, demolitions taken place.
- **Funding/Bid information** – this section details whether the site requires funding to deliver, the type of funding and the progress to securing funding.
- **STAGE 1: Assumptions** – this section details the assumptions the Council made in regard to forecasting delivery for the 2022-2027 period. The methodology to calculating delivery rates is set out in detail further in this section.
- **STAGE 1: Developer/Stakeholder feedback and outcome** – this section identifies whether the developer/stakeholder agreed with the delivery forecasts or whether they disputed the site's forecasts and suggested alternative delivery forecasts. A summary of the outcome is recorded.
- **STAGE 1: Steps taken to resolve issues** – this section sets out how the Council has resolved site delivery forecasting issues raised by the developer or stakeholder.
- **STAGE 1: Final Stage 1 forecasts** – this section sets out revised site delivery forecasts as a result of consultation with developers and stakeholders. These site delivery forecasts formed the basis for consultation on the draft APS and the five year housing land supply schedule in Appendix 2.
- **STAGE 1: Conclusion** – This section concludes the site's status in the five year supply after initial consultation with developers and stakeholders regarding delivery.
- **STAGE 2: Consultation Feedback** – this section summarises the key issues that have arisen through the consultation on the draft APS, with the development industry and/or stakeholders that have submitted feedback.

- **STAGE 2: Council Response** – this section details the Council’s response to the consultation feedback and identifies any changes required to the final APS, as a result of the feedback.
- **STAGE 3: Disputed Site** – this section identifies whether a site and its housing delivery are disputed and details the steps taken by the Council to resolve any issues regarding site delivery, or other issues raised through the Stage 2 consultation process.
- **Final Forecast** – this section identifies a site’s delivery forecast and is a culmination of the consultation outcomes of stages 1 – 3.
- **Final APS Conclusion** – this section summarises the consultation outcomes and justifies a site’s housing delivery forecast, identified in the “Final Forecast” section.

5.10 The site profiles identified in Appendix 3 have evolved throughout the APS consultation process and have been amended to reflect the consultation comments received from the development industry and the dialogue the Council has had with developers and stakeholders. The various methods of engagement with developers and stakeholders has been captured at each stage of the forecasting process within each of the site profiles, so a clear evolution of a site’s housing delivery forecast can be tracked through the APS consultation process.

5.11 Appendix 5 includes copies of written evidence submitted to the Council, to justify a site’s delivery and its consideration as a deliverable site in the five year period.

Delivery Rates/Forecasts and Lead in Times

SHLAA Assumptions

5.12 The approach to determine delivery rates and lead-in times is primarily based on tested assumptions set out in the SHLAA. These assumptions were examined through the examination in public for the CSDP and were prepared in agreement with Sunderland’s SHLAA Partnership. The SHLAA methodology was prepared collaboratively by:

- Establishing the regional SHLAA working group where all Local Authorities prepared their SHLAAs in accordance with a development industry approved Regional SHLAA Implementation Guide (March 2008);
- Setting up a key stakeholder partnership comprising local authority planning and housing officers together with representatives of housebuilders/developers, Registered Providers and private sector consultants and agencies to discuss each authorities approach. This led to the formation of a Tyne and Wear SHLAA Panel that had a direct input into the methodology of each local authority’s SHLAA by agreeing the approach taken by each LPA and endorsing the final assessment;
- Reviewing the SHLAA methodology in consultation with the development industry to ensure the assumptions being applied were still accurate;

- Establishing a Sunderland SHLAA Partnership which comprised of a number of stakeholders who possessed key skills and knowledge of housing and housing delivery within Sunderland; and
- Arranging meetings with the Sunderland SHLAA Panel to review all sites in the SHLAA and the assumptions made as and when the SHLAA is updated.

5.13 The SHLAA base assumptions developed for delivery rates are set out in Table 8.

Site Category	Assumption
Sites under construction	Delivery of units will continue at the previous rate. If there is no delivery history, delivery of units will start from year 1 at a rate of no more than 30 dwellings per annum.
Small sites under construction or with extant permission	Delivery of units will be determined by the application of an average delivery rate, based on historical small site delivery rates, and will start to deliver from year 1. This is referred to as a small site windfall allowance.
Sites with full planning consent (including recent permissions since SHLAA base date)	Delivery of units will start from year 2 at a rate of no more than 30 dwellings per annum.
Sites with outline planning consent (including recent permissions since SHLAA base date)	Delivery of units will start from year 3 at a rate of no more than 30 dwellings per annum.
Developable sites with applications pending a decision (including those subject to a S106 agreement)	Delivery of units will start from year 4 at a rate of no more than 30 dwellings per annum.
Allocated housing sites with known recent developer interest	Delivery of units will start from year 4 at a rate of no more than 30 dwellings per annum.
Developable sites on which an application is expected within 12 months	Delivery of units will start from year 4 at a rate of no more than 30 dwellings per annum.
Other developable SHLAA sites	Delivery of units will start from year 6 at a rate of no more than 30 dwellings per annum.

Table 8 SHLAA delivery assumptions

5.14 Where it is known that there are two developers on a site, an assumption has been made that housing will be delivered at a rate of 40-50 dwellings per annum (20-25 dwellings per annum each). This assumption has been made as two outlets on one site are likely to deliver units at a higher rate overall than a site with only one outlet. A similar housing offer

is likely to be offered on a dual outlet site and therefore, sale and take up of the units is distributed between the two outlets. Similarly, for multi-developer sites with three or more outlets a delivery rate of 20 dwellings per annum has been assumed, per outlet. Where developers have indicated higher rates of delivery, this will be reflected in the delivery forecasts for a site. Appendix 6 includes the average build rate per site between 2015-2022. Analysis concludes that on sites with less than 10 units, delivery rates are 4.2 units per annum. Sites of 10 units or more on average deliver 31 units per annum.

- 5.15 The Council keeps these delivery assumptions under review and seeks advice from the development industry to ensure they remain appropriate.

Lag times

- 5.16 Work has been undertaken to gain an understanding of the timescales taken from an application being granted consent at planning committee, subject to the signing of the S106, until the S106 is actually signed and the planning permission issued. Consideration has been given to sites within this category since 2018. Records indicate that it takes an average of 2 months for the S106 to be signed and the planning permission issued. This is the average, understandably this varies between applications and those with more complex issue do take longer than this, however applications which are straight forward do take less than the 2 months. The data associated with this is included at Appendix 7.
- 5.17 The time period from gaining full planning consent to a site actually delivering housing completions is based on an average of 18 months – 24 months. Appendix 7 confirms that the average lag time for sites since 2015 has been 17.9 months. This time period has been confirmed previously with developers and built into the SHLAA methodology. However, site by site update information is also taken into account.

Historic Delivery Rates and Lead in Times

- 5.18 The Council has established a comprehensive monitoring system to accurately record housing completions. This includes data sourced from the local authority Building Control records, returns from private building inspectors (including NHBC), Council Tax, other Council departments and site visits where necessary. This data allows the Council to review the SHLAA assumptions and look at specific delivery rates for a developer or a size of site. Appendix 6 sets out the average build rate per annum for completed sites and those which are currently under construction. When a developer informs the Council through the APS process that a site has more or less completions than records indicate, the Council will review its completions data for a development site. Discrepancies are normally due to different annual recording time periods between the Council and developer or lag times due to the Council not receiving data from the relevant data source. Where this is noted, the Council data is utilised for consistency.

Developers Delivery Forecasts

- 5.19 Throughout this process, the Council has sought the view of developers and stakeholders to ensure the assumptions are robust and accurate. Further information on the engagement process is set out in section 7 of this Statement. This has included asking developers/stakeholders to confirm their position in writing to the Council, whilst giving others the opportunity to challenge these assumptions.
- 5.20 In April 2022, developers were asked to submit proformas (Appendix 8) which confirmed delivery forecasts for their site(s). Developers were also asked to complete a section justifying a site's deliverability in the five year period and the proforma provided an opportunity for developers to identify if there were any lingering COVID19 impacts upon housing site delivery, a year on from the previous APS process.
- 5.21 Developers and stakeholders have also had the opportunity to submit revised site delivery forecasts through the draft APS document (Stage 2 consultation) and have had further opportunity to engage with the Council on a one to one basis through targeted engagement, where site delivery forecasts were identified to be disputed (Stage 3 consultation)

COVID 19 and Forecasting

- 5.22 On 23 March 2020, the UK Government announced a nationwide lockdown, to prevent the transmission and spread of COVID19 and a worsening of the pandemic. Consequently, many businesses across the UK were forced to close, including the housebuilding industry. Slowly during the first lockdown period of 2020, house builders implemented social distancing measures on sites and gradually reintroduced their workforces, slowly reopening sites for development and sales.
- 5.23 A number of stimulus packages were introduced to bolster the housing market. The Government encouraged Local Planning Authorities to grant temporary changes to construction site working hours to extend site operation times until 9pm or later, 6 days per week, in order to meet the lockdown backlog of building. The Government also extended planning permission timescales for unimplemented residential planning permissions which were due to expire between 23 March and 31 December 2020. The extension of permitted development rights, removal of stamp duty costs up to the house purchase cost of £500,000 and the finance market's commitment to the availability of mortgages and finance products for buyers including 95% mortgages, has also assisted the market. The 2020 APS reported that there was clear evidence that the housing market was displaying the green shoots of recovery and completions and delivery forecasts were looking optimistic.
- 5.24 Housing completions were impacted to an extent during 2020/21 as a result of the COVID19 pandemic and its associated lockdown periods. However, despite this disruption 674 net additional units were still delivered in Sunderland during this period, which represents a

shortfall of less than 10% against the annual housing requirement. A number of sites delivered significantly stronger delivery rates than were anticipated in the 2020 APS. Fast forward to 2021/22 and completion figures would suggest that housing delivery has recovered from the pandemic lockdowns, although the benefit of an additional years housing delivery would go to confirming a recovery. Housing delivery in 2021/22 has exceeded the annual housing requirement by a significant number, delivering an additional 227 units.

- 5.25 Taking this into account, alongside the continuation of the vaccine rollout programme and of the complete lifting of restrictions, the Council does not envisage any further notable impact upon housing delivery moving forward. In large, most developers seem to have adapted to the impacts COVID19 has had upon the development industry. However, it should be acknowledged that COVID may still be impacting material availability, costs of materials and the availability of workforces particularly for the small and medium sized builders.
- 5.26 In order to forecast housing delivery over the five year period 2022-2027, the Council provided developers with the opportunity to forecast their sites' delivery rates and reflect any COVID19 impacts, should they still be experiencing any. The Council issued to developers, initial site delivery forecasts for individual sites (Stage 1), which considered a full years' worth of completion data for the 2021/22 period. This approach allowed for the identification of delivery issues at an industry level and those specific to an organisation and/or a specific development site or group of sites, should they still be impacted by COVID19. All Stage 1 delivery forecasts and their justifications can be found in Appendix 3. Appendix 5: Stage 1 Developer Correspondence provides evidence of engagement with the development industry at Stage 1 of forecasting, including Stage 1 delivery forecasts which reflect any known delivery issues or COVID19 impacts to date.
- 5.27 Stage 1 developer responses and revised developer site forecasts were reviewed by Planning Officers to identify whether they were realistic in the current climate and sufficient justification was provided by the developer to substantiate a delivery forecast change. Where appropriate, planning judgement was exercised and revisions adjusted. The delivery forecasts were then subject to a further consultation (Stage 2) through the draft APS document, where alternative suggestions to the delivery forecasts could be made again. All Stage 2 consultation responses were reviewed and appropriate planning judgement exercised before finalising final delivery forecasts.
- 5.28 The Council considers that the trajectories included in the 2022 APS are realistic and reflect the upturn in the market in 2021/22 as a result of the lifting of COVID19 restrictions.

Delivery Forecasts for Category A Sites

5.29 Sites identified as Category A are considered deliverable, unless clear evidence suggested that homes would not be delivered on site, in accordance with Annex 2 of the NPPF.

Category A sites are subdivided into:

- Sites under construction; and
- Sites with planning permission.

5.30 Slightly different approaches have been taken when forecasting delivery of Category A sites, depending on whether a site is 'under construction' or 'with planning permission'.

5.31 For Category A 'under construction' sites, the starting point was a review of the site's previous annual delivery rates, which was compared to the Stage 1 developer's forecasts submitted to the Council. If a developer's forecasts were at a delivery rate which was consistent with what had previously been achieved, the Council continued with the developer's forecast for the five year period, as it was sustainable and no evidence had been presented to suggest that the site would not come forward for development in a consistent fashion. If there was a substantial discrepancy between the Stage 1 forecasted delivery rates and previous delivery rates, the default position would be to question the developer further to justify their forecasts. If this could not be justified and evidenced, the Council would apply planning judgment and would take a cautious approach to the forecast based on previous delivery rates. Where no information was available, such as the developer having no previous recent site delivery within the city, the assumptions were in line with the previously agreed SHLAA methodology set out earlier.

5.32 For Category A sites with planning permission but yet to commence, the starting point was the Stage 1 delivery proforma returned by developers in April 2022. The Council determined whether the developer had sufficiently justified the forecast rate. Where justification was not provided, the Council used the historical performance of the developer on other development sites in Sunderland to determine if the forecasts were achievable and realistic. If the forecasts were determined by the Council not to be achievable and realistic, or the developer had no previous site delivery, the default position for forecasting delivery returned to the SHLAA Methodology. For the purposes of Category A sites yet to commence, delivery of units would start from year 2 based on the standard average of 18 months from planning permission to first completion.

Delivery Forecasts for Category B Sites

5.33 Annex 2 of the NPPF is clear that sites designated as Category B sites should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. As Category B sites are yet to secure detailed planning permission,

their deliverability is subject to more scrutiny. Category B sites have been subdivided into the following sub-categories:

- Permitted Outline (major development);
- Allocated site; and
- Brownfield Register.

- 5.34 The starting point for forecasts for all Category B sites is to consider the returned Stage 1 developer proformas to determine if significant obstacles stand in the way of housing delivery in the five year period. Developers were asked to complete a section justifying a site's deliverability in the five year period. This information assisted the Council to determine if a Category B site could be included in the five year supply or whether a site should be excluded from the supply position.
- 5.35 Responses/updates were returned for all Category B sites included in the five year housing supply, these were from site proformas, e-mails or telephone discussions with developers, landowners and Development Management colleagues as part of this APS process in April 2022 (Appendix 5). This included discussions with Development Management colleagues to gain an understanding of timescales for signing S106 agreements.
- 5.36 The Council considered the delivery rates in the returned Stage 1 proformas against historic delivery rates across the city, including the 2021/22 financial period which reflected the impacts of lifting COVID19 restrictions and the SHLAA methodology. If the Council considered that insufficient evidence had been submitted to demonstrate that the site is likely to come forward for development within the five year period, the Planning Officer would have either removed the site from the supply or identify it as a "disputed site". The Council then consulted with the development industry and stakeholders to see if further evidence could be submitted to support a site's inclusion in the five year supply. If the Council has not agreed with assumptions made by the developer, this has been justified and captured in Appendix 3: Site Profiles.

Deliverable Sites Overview

- 5.37 In total 72 sites are deemed to meet the NPPF definition of deliverable and of these 86% are classified as Category A sites and 14% are Category B sites (three sites under Category A have part of the dwellings within a Category B site, which falls within the five year supply period, this is reflected in the detail below). Therefore, the majority of Sunderland's five year housing supply has detailed planning consent and many are already under construction. Table 9 and 10 below, display the breakdown of Category A and B sites and their housing delivery forecasts over the five year period.

	2022/23 (Units)	2023/24(Units)	2024/25 (Units)	2025/26 (Units)	2026/27 (Units)	Total (Units)
Total A sites	1214	998	661	407	327	3607
Permitted – Not started	0	180	212	80	80	552
Permitted – Under Construction	1214	818	449	327	247	3055

Table 9 Composition of Deliverable Category A Sites by planning status 2022/23-2026/27

	Sum of Completions 2022/23	Sum of Completions 2023/24	Sum of Completions 2024/25	Sum of Completions 2025/26	Sum of Completions 2026/27	Totals
Total B sites	0	79	152	258	368	857
Allocated CSDP Site	0	29	82	113	118	342
Brownfield Register	0	15	50	79	100	244
Outline Consent	0	0	20	66	150	236
Application pending	0	35	0	0	0	35

Table 10 Composition of Deliverable Category B Sites sub category 2022/23-2026/27

5.38 In relation to the Category A sites within this APS, only one Category A site (426a) was disputed by Barratt David Wilson Homes. The remaining Category A sites are considered deliverable and there has been no clear evidence submitted to demonstrate that these homes will not be delivered within five years.

5.39 As the NPPF states that clear evidence for Category B sites should be in place to demonstrate that housing completions will begin on site within five-years, the Council has had detailed discussions with landowners/developers to determine a number of factors to demonstrate deliverability, these are set out below:

- That there are no obstacles to site ownership and confirming that developers have options to purchase the site following grant of Full/Reserved matters planning permission;
- Gaining confirmation of what works have been undertaken to progress the site, such as site investigation work, assessment and survey work;

- Evidence to indicate that the developer/landowner has had positive discussion with the Local Planning Authority on the proposed development and anticipated planning application submission timescales;
- Where outline consent is already in place, gaining an understanding of what planning conditions have been discharged or have been included within the Reserved Matters planning application for discharge;
- Investigating whether any pre-commencement S106 payments have been paid;
- Setting out any funding arrangements that are in place which may accelerate delivery and give more certainty to proposals;
- Setting out if the development is subject to further guidance, such as a Supplementary Planning Document, to gain an understanding of the Council's commitment to particular areas of the city with regards house building; and
- Setting out the average time from planning permission being granted to the first housing completion, to demonstrate that developers do act quickly once permission is in place. This also confirms that the forecasting of sites is reasonable.

5.40 This APS contains ten Category B sites and three sites which are part Category A and part Category B. Of these ten Category B sites, two have outline consent in place (sites 388 and 175), of which site 388 has a reserved matters application currently pending consideration. Two sites are CSDP allocations and have planning applications pending (sites 465 and 567) of which site 465 has been approved at planning committee and is awaiting signing of the S106 agreement. Two sites are on the Brownfield Land Register (sites 194 and 163), both of which have full planning applications pending. Two further sites are site allocations which are progressing with the land owners (sites 463A and 85) and the remaining two sites have full planning applications approved by committee and just awaiting the signing of the S106 agreement (sites 66 and 768).

5.41 As mentioned above, three sites within the APS have a number of units that fall within both Category A and Category B. Site 107 is a site that has a capacity of 450 units and is on the Brownfield Register. The first phase has full planning consent in place for 118 dwellings and is under construction, resulting in this element of the development being a Category A site. However, 36 of the units forecast within year five fall under Category B. The developer has confirmed that a planning application for the future phases is anticipated to be submitted this year (2022).

5.42 Site 062 has a hybrid planning application in place for the development of 800 units, of which 304 units are currently under construction as part of the first phase and are all forecast to be delivered by 23/24. However, the remainder of the units which are forecast within the five-year supply (80 units) fall under Category B, being an allocated site and having outline consent in place.

- 5.43 Site 81 Chapelgarth has an overall capacity of 750 units which is subject to outline consent. The first three phases have full consent and are under construction, which totals 451 units and as such fall within Category A. Of the remaining 299 units, 80 of these fall within years three, four and five and as such are Category B. The land owner is in discussions with the developer of this next phase (the 80 Cat B units) and as such the scheme is progressing.
- 5.44 It is demonstrated in the site profiles (Appendix 3) that these Category B sites are clearly in the process of being brought forward by the developers/landowners.
- 5.45 It is considered that as these sites are being actively progressed, as evidenced through the level of information set out for each Category B site (which is set out within individual site profiles), this clearly demonstrates these sites are deliverable and that housing completions will begin on site within five years.

Small Sites

- 5.46 Small housing sites (4 units or less) also contribute to the housing supply in the form of new build, change of uses and residential splits. These small sites are excluded from the SHLAA (and the five-year land supply) as the SHLAA has a site threshold of 0.25 hectares or 5 units or more and therefore such sites are not identified as specific deliverable sites within the five year supply schedule. Therefore, there is a need to calculate the estimated contribution that small sites will make to the five year housing supply. This small sites allowance is based upon the average number of past completions over a ten year period as set out below in Table 11.
- 5.47 The approach to a small sites allowance is set out within the SHLAA methodology and as such has been through consultation/discussion as part of that process. The matter of a small sites allowance and the approach to determining this was also examined at the CSDP examination. The Planning Inspector found that there was compelling evidence to justify a small sites windfall allowance of 50 units per annum as part of housing supply forecasting and determined that no double counting had occurred in the calculation of a small site windfall allowance¹⁴. This approach was also found to be realistic and reasonable in the Planning Inspector's Reports for the 2020 and 2021 APS's¹⁵, therefore the approach has been retained.
- 5.48 The small sites allowance has been kept under review and updated as part of this APS process, with the latest figures provided below in Table 11. Whilst it is acknowledged that the long-term average has fallen below 40 dwellings per annum, this is primarily as a result of two years' data where there was a reduction in the net gain of small sites. If these outliers

¹⁴ Paragraph 226 of the Planning Inspector's Report (7 January 2020)

https://www.sunderland.gov.uk/media/22107/Final-Report/pdf/Final_Report.pdf?m=637140763590670000

¹⁵ Paragraph 18 of the 2020 PINS APS Report and Paragraph 21 of the 2021 PINS APS Report

(2020/21 & 2021/22) were not taken into consideration, the average over the longer-term period would still represent 50 dwellings per annum. However, the Council considers this a temporary change in the overall average, most likely attributable to COVID19 impacts as it covers the same period and therefore, the small sites allowance has been retained at 50 dwellings per year, with an expectation that this overall average will increase again in future five year supply calculations.

Financial Year	Net Gain
2012/13	55
2013/14	34
2014/15	54
2015/16	40
2016/17	48
2017/18	58
2018/19	51
2019/20	28
2020/21	8
2021/22	18
2011/12-2021/22	394
Average annual dwellings from small sites	39.4

Table 11 Net Housing Delivery from Small Sites 2012/13-2021/22

Windfall Allowance

5.49 Paragraph 71 of the NPPF states that Local Planning Authorities may make an allowance for windfall sites if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the historic windfall delivery rates and expected future trends.

5.50 The SHLAA indicates that forecasts for large site windfalls (sites of 5 units or more) within a housing trajectory are not required. The SHLAA is considered to be sufficiently

comprehensive that it picks up large sites through annual SHLAA updates. As there is no compelling evidence that large windfall sites will consistently become available, a windfall allowance has not been accounted for within the supply at this point in time, however this will be kept under annual review.

5.51 Small windfalls (less than 5 units) are already picked up through the small site allowance set out above.

Change of use and Conversions

5.52 Change of use and conversions can also contribute towards the housing supply. Any permissions for change of use or conversions, which would result in the net addition of 5 units or more, are included as deliverable sites. In this case, the net number of additional dwellings proposed is used. Any change of use or conversions on small sites is picked up through the small site allowance.

Demolitions

5.53 Sunderland has experienced substantial demolitions over the past 15 years or so as a result of significant stock clearance and renewal undertaken by the largest registered provider within the city, Gentoo. Table 12 shows demolitions within the city over the period from 2007-2022, with significant demolition taking place between 2007 and 2013 due to the phasing of Gentoo’s regeneration and renewal programme.

Year	Number of Demolitions
2007/08	-566
2008/09	-527
2009/10	-216
2010/11	-343
2011/12	-278
2012/13	-202
2013/14	-3
2014/15	0
2015/16	-24
2016/17	-38
2017/18	-153

2018/19	-41
2019/20	-6
2020/21	-12
2021/22	0

Table 12 Sunderland demolitions 2007 -2022

5.54 However, large scale demolitions are no longer anticipated to occur going forward and through discussions with Gentoo and other key stakeholders it has been identified that only 10 demolitions are forecast within the next five years (2022-2027), which are expected to be demolished in 2022/23 as part of a Council regeneration programme at Hetton Downs within the Coalfield area. The 10 demolitions were expected to be undertaken in 2021/22 but have been delayed due to owner/occupier disengagement. As a result, alternative solutions are being considered for this site and will be kept under review. At the present time, these demolitions will be kept in the five year supply, until further updates on the site are provided later in 2022.

5.55 The approach the Council has taken with regards to demolitions was considered by the Planning Inspector during the Examination of the CSDP. As set out on in the Inspector’s Report¹⁶, as demolitions for the next five years are largely known through discussions with Gentoo and other key stakeholders, it was considered appropriate and justified to account for them on this basis as part of the first five years of the housing land supply. For the remainder of the plan period an allowance of 20 demolitions per year is included as this is the historic average (when excluding the large-scale demolitions as part of Gentoo’s previous renewal programme). As there are no plans to carry out any further major clearance, the Council has therefore continued with this approach and accounted for the 10 known forecast demolitions within its five year housing land supply figure.

Empty Homes

5.56 The Council recognises the existing housing stock in Sunderland remains an important asset. Bringing empty properties back into residential use or modernising an older property is considered more sustainable than its loss, as it not only contributes to the housing supply but helps to rejuvenate streets, areas and communities blighted by long term empty properties. As the number of long term empty properties increase and decrease over short periods of time, net additions or losses to stock are monitored and accounted for in the small site allowance, conversions, change of use or demolitions categories above, where

¹⁶ Paragraph 227 of the Planning Inspector’s Report (7 January 2020)

https://www.sunderland.gov.uk/media/22107/Final-Report/pdf/Final_Report.pdf?m=637140763590670000

appropriate. Therefore, there is no requirement to account for empty homes specifically within the five year housing supply.

Disputed sites

5.57 Disputed sites are those sites where a developer/stakeholder has challenged the inclusion of a site in the five year housing land supply, or where consensus on likely delivery has not been reached.

5.58 There are 13 disputed site forecasts identified in the 2022 APS following Stage 2 public consultation (Sites 062, 426a, 085, 104, 194, 066, 768, 465, 567, 63, 731, 728 & 388). The Council has set out, in the site profiles in Appendix 3, the disagreements regarding a site's delivery at Stages 1 & 2 of consultation. As part of the engagement process, the Council discussed points of disagreement with developers/stakeholders and has sought to reach a consensus regarding a site's inclusion in the five year supply. The full details of these disputed sites can be found in section 7 at paragraphs 7.23-7.28.

Summary of Five-Year Housing Land-Supply Calculation

5.59 Table 13 summaries the Council's five-year housing land supply calculation:

Category A sites	3607
Category B Sites	857
Small Sites	250
Demolitions	-10
Total Supply	4704

Table 13 Five year land supply calculation

6. Sunderland's Five Year Housing Land Supply 2022/23 - 2026/27

6.1. Table 14 details the Council's five year housing land supply calculation in more detail.

Annual Housing Requirement	745 dwellings net
Five Year Housing Requirement for period 2022/23 - 2026/27	3725
Shortfall	0
10% buffer	373
Five Year Land Supply Requirement (including 10% buffer)	4098
Category A sites	3607
Category B Sites	857
Small Sites	250
Demolitions	-10
Total Supply	4704
Five year supply performance against 110% of housing requirement (%)	115%
Five year supply performance against 110% of housing requirement (years)	5.7 years

Table 14 Sunderland Five Year Land supply

7. Sunderland's Engagement Statement

7.1. This section of the report includes the Council's Engagement Statement which establishes how the Council has prepared the APS through engagement with developers and others who have an impact on delivery. It sets out how the Council has met the requirements set out in the PPG which states that:

"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 5 year housing land supply."

7.2. The PPG also requires that LPAs must present:

- *"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; and*
- *the conclusions which have been reached about the overall five year housing land supply position."*

Process of Engagement

7.3. Sunderland's Statement of Community Involvement (SCI) sets out how the Council will engage proactively when preparing Development Plan documents. The specific requirements of preparing an APS means a bespoke consultation process is needed.

SHLAA Partnerships and Panels

7.4. The Council recognises the importance of working in partnership with others when updating its housing land supply and for a number of years has actively worked with partners when preparing the Council's SHLAA.

7.5. The Council, undertakes a robust consultation exercise when preparing its SHLAA (which incorporates the five-year land supply). The Council has always taken a partnership approach to its preparation. This has involved being part of a regional SHLAA working group where all Local Authorities prepared their SHLAAs in accordance with a development industry approved Regional SHLAA Implementation Guide (March 2008). Subsequently, a key stakeholder partnership was established comprising local authority planning and housing officers together

with representatives of housebuilders/developers, Registered Providers and private sector consultants and agencies.

- 7.6. The partnership also led to the formation of a Tyne and Wear SHLAA Panel that had a direct input into the methodology of each local authority SHLAA by agreeing the approach taken by each LPA and endorsing the final assessment.
- 7.7. The Council updated its SHLAA methodology in 2016 in consultation with the development industry to ensure the assumptions being applied were still accurate. The Council also established a Sunderland SHLAA Partnership which comprised of a number of stakeholders who possess key skills and knowledge of housing and housing delivery. Members of the partnership represent the following groups:
- developers;
 - those with land interests;
 - land promoters;
 - local property agents;
 - registered providers;
 - utility providers; and
 - partner organisations.
- 7.8. The Sunderland SHLAA Partnership members come together with the Council as and when required, to discuss and advise on sites within the SHLAA, which includes sites within the five-year land supply. The SHLAA Partnership will be convened later in 2022 to inform the Regulation 19 A&D Plan.

APS Engagement Approach

- 7.9. The Council has undertaken a three-stage engagement process with developers and stakeholders. The stages include:
- Stage One: Gathering evidence and site forecasts from the development industry regarding housing delivery on Category A and B sites. This stage was undertaken during April 2022 (4 April – 29 April 2022);
 - Stage Two: 4 week consultation with developers and stakeholders to share the draft five year land supply position and draft APS document for comment. This stage was undertaken between 20 May 2022 and 17 June 2022 and
 - Stage Three – Further targeted engagement with the development industry following consultation on the draft APS and draft five year land supply position, with regard to disputed sites, with a view to seeking agreement prior to the submission of the final APS to PINS.

Stage One: Gathering Evidence and Forecasts from the Development Industry Regarding Housing Delivery on Category A & B Sites

- 7.10. As a starting point Planning Officers reviewed all Category A and B sites which they considered met the definition of deliverable for inclusion in the five year housing land supply, in accordance with the NPPF and looked at the developer's historic delivery rates on a range of sites within the city over the last five years, where possible. The Council also reviewed developer housing delivery in the financial year 2021/22 and compared it to the forecasted housing delivery rates agreed and identified for sites included in the 2021 APS.
- 7.11. In terms of delivery performance, most sites had generally performed as expected and conformed to 2021 APS delivery forecasts.
- 7.12. For Category A sites (not started) and Category B sites (where site delivery performance was unavailable due to the site not starting), an initial site forecast was established by Planning Officers using the SHLAA Methodology, developer history of delivery in Sunderland, site knowledge and previous engagement with developers.
- 7.13. All initial site delivery forecasts for Category A and B sites were identified in a site proforma (Appendix 8) which provided a justification of the Council's reasoning for each site's forecast rates. Site proformas were then shared with site developers and stakeholders¹⁷ for comment.

Site Proformas April 2022

- 7.14. Site developers and stakeholders were invited to review and complete their site proformas to forecast housing delivery for their respective sites over a fifteen-year period. This exercise was requested to assist the Council with updating its SHLAA schedule and also to inform the next iteration of the five year housing supply. Developers and stakeholders were given 4 weeks¹⁸ to provide their views regarding the Council's site delivery forecasts and provide revised site forecasts and evidence to justify alterations, if they disagreed with the Council's assumptions and forecasts.
- 7.15. The Council received a 68% response rate of completed proformas/e-mails for Category A & B sites in the APS, including a 50% response rate for Category B sites. A number of new sites (465, 104, 66 and 768) were identified through review of a Planning Committee lists, after the initial Stage 1 consultation had finished. Sites 66 and 768 are Category B sites, approved at planning committee in April 2022 and their respective S106 are expected to be signed in July and August 2022, respectively. Site 465 has also been approved at planning committee and

¹⁷ Stakeholders may include any party with an interest in a category A or B site e.g. landowner, agent or land promoter.

¹⁸ Stage 1 Site Proformas were circulated to site developers and stakeholders week commencing 4 April 2021, with a deadline of 29 April 2021 to reply.

its S106 is expected to be signed in September 2022. Site 104 progressed during the production of the APS document, moving from a Category B site to a Category A site. Contact with the developer/owner/agents has been ongoing. A copy of the site proformas sent to developers is available in Appendix 8 and all correspondence received to Stage 1 consultation is included in Appendix 5.

- 7.16. The trajectories set out in the returned proformas were not immediately accepted by the Council. Each of the submitted proformas was assessed to determine if, where forecasts were altered, the developer/stakeholders assumptions were realistic and a planning judgement was applied by a Planning Officer. To judge this, the Council once again looked at a developer's historic delivery rates on a range of sites within the city over the last five years and in the financial year 2021/22 and compared it to the forecasted housing delivery rates agreed and identified in the 2021 APS, to ensure a site's forecast was realistic and representative of delivery by the developer and took account of their performance during the pandemic.
- 7.17. The Council has set out in the site profiles where planning judgement has been applied and where an alternative trajectory from that submitted by the developer has been applied.

Stage Two: Four week draft APS and five year land supply position consultation with developers, landowners, stakeholders, public and interested parties.

Draft APS and Five Year Land Supply

- 7.18. After taking into consideration the outcomes of the Stage 1 site proformas and assessments by officers, the Council compiled a draft five year housing land supply calculation and schedule (Appendix 9 and 2).
- 7.19. Engagement to prepare the draft five year land supply was undertaken informally through Stage 1 site proformas and direct contact with developers/landowners. However, where necessary, the Council ensured consistent engagement with developers/landowners to understand the latest status of a site. Appendix 5 to this report includes correspondence with developers/landowners during this process for each of the sites included as a deliverable housing site within this APS.
- 7.20. Following the preparation of a draft five year housing supply calculation and site schedule (Appendix 9 and 2), the Council sent the draft APS and five year housing land supply (Appendix 9) to landowners, developers, statutory bodies and other interested organisations (as listed in Appendix 10) along with a comments form (Appendix 12) for consultation. The draft APS was also published on the Council's website for public viewing. The Council invited stakeholders and interested parties to comment on the five year housing land supply position

and the assumptions and forecasts used for each site to determine the five year housing land supply position.

7.21. The draft APS and five year housing land supply position were circulated via email on 20 May 2022 to developers, landowners and stakeholders for consultation (Appendix 11) and published on the City Council's website for members of the public and any other interested parties to review. Developers, stakeholders and interested parties were given a four week consultation period ending on 17 June 2022, to submit their representations to the Council. Responses were invited by email to planningpolicy@sunderland.gov.uk. The Council has reviewed all representations and responded to all comments made, which have been captured and detailed in the final APS document submitted to PINS.

Representations to the draft APS

7.22. The Council received forty three comments from nine organisations including;

- Gentoo Homes (8 comments)
- Avant Homes (3 comments)
- Barratt David Wilson Homes (13 comments)
- Nexus (13 comments)
- Historic England (1 comment)
- Esh (1 comment)
- MCC Homes (1 comment)
- Highways England (2 comments)
- Karbon Homes (1 comment)

7.23. All representations received as part of this consultation have been taken account of by the Council in reaching a conclusion on its five year housing land supply position. Table 15 summarises the comments submitted to the draft APS and how the Council has taken these into consideration and where the Council has made amendments to the APS as a result of a representation. Appendix 13 details all representations received to the draft APS Stage 2 consultation and Appendix 14 details further correspondence with developers and stakeholders regarding disputed sites.

No.	Consultee	Site No.	Summary of Stage 2 Representation	Council Response	Comments. Disputes raised
1	Gentoo	732	Site completed.	Completion of the site noted at Stage 1 consultation. Site was not included in the draft APS and will not be included in the final 2022 APS.	No dispute. No changes proposed to be made as a result of this comment.
2	Gentoo	079	Construction commenced on site.	Commencement of site noted.	No dispute. No changes proposed to be made as a result of this comment.
3	Gentoo	747	Completion of the site anticipated April 2022.	Expected completion date noted.	No dispute. No changes proposed to be made as a result of this comment.
4	Gentoo	439	Completed March 2022.	Completion of the site noted at Stage 1 consultation. Site was not included in the draft APS and will not be included in the final 2022 APS.	No dispute No changes proposed to be made as a result of this comment.
5	Gentoo	243	Construction commenced on site.	Commencement of site noted.	No dispute. No changes proposed to be made as a result of this comment.
6	Gentoo	744	Completed March 2022.	Completion of the site noted. This site remains in the APS as council data indicates 3 completions in 21/22 and 7 outstanding. These final completions have come through in April 22 and will be recorded as 22/23.	No dispute. No changes proposed to be made as a result of this comment.
7	Gentoo	745	Construction commenced on site.	Commencement of site noted.	No dispute. No changes proposed to be made as a result of this comment.
8	Gentoo	440	Gentoo suggested a new site (20/01360/FUL Land at Cragdale Gardens) for 86 units. Gentoo indicate that the main works contract has been signed and works are to commence w/c 30/05/22.	Site is included within the APS with completions forecast in line with the SHLAA methodology, commencing in year 2 at 30 units per year. This aligns with the start on site confirmed by Gentoo as May 2022.	No dispute. No changes proposed to be made as a result of this comment.

No.	Consultee	Site No.	Summary of Stage 2 Representation	Council Response	Comments. Disputes raised
9	Esh	407c	Suggests site build out rates as agreed in the 2021 APS. 25 units in year 1, 32 units in year 2 and 18 units in year 3.	The Council agrees that these build rates are to be taken forward.	No dispute. No changes proposed to be made as a result of this comment.
10	MCC Homes		Hoping to complete Old Mill Road for December 2022. The Princess of Wales development will take 18 months from the start date, which is yet to be confirmed. Hudson Road will take approximately 12 months from the start date which is yet to be confirmed.	Anticipated site completions noted.	No dispute. No changes proposed to be made as a result of this comment.
11	Karbon Homes	563	Discrepancy raised regarding the number of completions on site and those recorded by the Council	This has been clarified and was a misunderstanding with regards when a dwelling is complete. Council records correct, 9 units complete in 21/22.	No dispute. No changes proposed to be made as a result of this comment.
12	Avant Homes	413	Broadly agree with delivery rates. Avant records indicate 44 dwellings completed to 1 April 2022, higher than the 40 dwellings set out as completed in the draft APS. Therefore there were 38 dwellings remaining to be completed as at 1 April 2022 as part of the initial phase of 82 residential dwellings, approved under reserved matters (19/01750/LR4). Avant consider all remaining 38 dwellings in the first phase will be completed within Year 1 (2022/23)	The discrepancy in completion data relates to the collection methods and when the council receive records. As of 31 st March 2022 records indicate 40 units complete, as such for consistency Council data is taken forward. As such the site profile indicates 40 dwellings complete, however the remaining units have been brought forward to year 1 in line with the developer's comments.	No dispute. Distribution of delivery - Forecasts adjusted to reflect developer's comments:- remaining 42 units in year 1.
13	Avant Homes	565	Broadly agree with delivery rates. Avant records indicate 24 dwellings completed to 1 April 2022, higher than the 17 dwellings set out as completed in the draft APS. Therefore there were 90 dwellings remaining of the consented 114 dwellings remaining to be completed as at 1 April 2022.	The discrepancy in completion data relates to the collection methods and when the council receive records. As of 31 st March 2022 records indicate 17 units complete, as such for consistency Council data is taken forward.	No dispute. No changes proposed to be made as a result of this comment.
14	Avant Homes	565	The Council has rolled forward the previously anticipated 24 dwelling completions for Year 1 (2021/22) in the 2021 APS to be the completions in	The low forecasts are based previous delivery rates not being completed as expected, however as the site is now being delivered by Avant Homes who have a good track record of	No dispute. Distribution of delivery - Forecasts adjusted to reflect

No.	Consultee	Site No.	Summary of Stage 2 Representation	Council Response	Comments. Disputes raised
			Year 1 (2022/23) for the 2022 APS. However, this is considered to be low given that the site is established and delivering completions. Therefore, we have recommended that this, and the trajectory for the following years are increased to 40 dwellings in years 1 & 2 respectively and 10 dwellings in year 3.	housing delivery within the city, the revised forecasts are considered deliverable.	developer's comments:- 40 units in year 1 and in year 2 and remaining 17 in year 3.
15	Historic England		Historic England has no comments to make on the SHLAA at this time.	Comments noted.	No dispute. No changes proposed to be made as a result of this comment.
16	Barratt David Wilson Homes	477	This site is a consortium site between Taylor Wimpey, Story and BDW – the schedule reference to Persimmon is incorrect.	Noted. Amendment to the schedule has been made.	No dispute. Amendment to the schedule and site profiles has been made.
17	Barratt David Wilson Homes	062	<p>BDW are listed as the developer on this site, however they identify the projection to be incorrect. BDW state that the schedule for this site is misleading as it implies that the total yield of 800 units has detailed consent and that the site has detailed planning permission for 304 homes which are due to be delivered by 2023/24. BDW state that the remaining numbers in the trajectory (158 homes) do not have detailed planning consent nor have they been marketed – therefore BDW believe that they should not be included in the housing land supply. Furthermore, BDW understand that the additional units over the 304 permitted cannot be delivered until the Seaton Lane junction has been improved, which has not yet taken place.</p> <p>Following SCC response to BDW on the above comment, further comments were received to this site, from Dominic Smith of BDW, setting out timescales and confirming that completions would be expected November 2025.</p>	Paragraph 5.42 of the document sets out information on the site being part Category A site and part Category B site, (of which the original 158 units falling within category B were phased for years 3.4 and 5, these have since been amended to reflect BDW comments set out within e-mail received 07/07/22. The detail of which is explained more in the site profile. Contact has been made with the land owner of the remaining site area which is subject to the outline consent (Homes England), who have set out their plans for delivering the site and the timescales (see Appendix x). As indicated in the site profile, initial works commenced on the Seaton Lane junction solution (a roundabout) in spring of this year (2022), with the civil works expected to commence in October 2022. It is anticipated for completion Autumn 2023, which has been accounted for in the site forecasts. Confirmation on the funding, timescales and the contractor in place has been received from Durham County Council via e-mail, which is provided at Appendix 14.	Site Disputed. Five year supply site alteration – Forecast's have been adjusted for the category B element of the site, with completions now starting in 25/26 at a lower rate. This has resulted in the loss of 78 units from the five-year supply. The adjustment takes a more conservative projection that that anticipated by the land owner and accords with the comments provided by BDW Homes on 7th July – although it is noted that BDW Homes have

No.	Consultee	Site No.	Summary of Stage 2 Representation	Council Response	Comments. Disputes raised
					subsequently disputed this projection. Details of correspondence to seek resolution on the site is provided at Appendix x).
18	Barratt David Wilson Homes	426a	BDW highlight the planning permission for this site (ref. 16/01502/OU4) contains a planning condition (number 22) which restricts the number of completions to 20 until the Seaton Lane junction is upgraded. BDW state that they are not aware that such an upgrade scheme has been identified and would question the level of certainty with which the Council can predict the completion of these works. On this basis BDW believe the maximum number of completions at the site should be 20 homes, a reduction of 205 homes.	This site has reserved matters planning consent in place and is a category A site, the works in relation to the condition of the outline consent, (which relates to no more than 20 dwellings occupied, rather than completed, until a scheme for Seaton Lane junction has been agreed, submitted and approved) has been superseded by an additional mitigation scheme. A new roundabout at Seaton Lane/A19, which is being undertaken as part of the HIF funding, is providing an improved solution and which would have a larger positive impact on highway safety and removes the need for traffic improvements at the Seaton Lane junction, which related to condition 22. The enabling works have commenced on this new roundabout and a start on site is programmed for October 2022, with a completion date of Autumn 2023. . Confirmation has been provided by Durham County Council that a contractor has been appointed, there is funding in place (which includes a significant contingency) and that the delivery timescales set out above are correct. As a consequence of other housing developments within neighbouring within the area, an interim upgrading scheme has already been implemented at the Seaton Lane junction and the new roundabout will build significant capacity over and above this. National Highways raised no objection to the reserved matters planning application for this site and were satisfied with the highway solutions put in place, and as such the site forecasting has accounted for these works and is considered deliverable. A formal application has been submitted to the LPA by the developer to discharge condition no.2222/01234/DIS.) and discussions are ongoing with the developer and the Development Management Team as to the most appropriate route to allow condition 22 to be formally discharged. Details	Site Disputed. No changes proposed to be made as a result of this comment. However the site forecasting has been moved back to reflect comments from the land owner in relation to start on site dates which has reduced the five-year land supply capacity from this site by 25 units.

No.	Consultee	Site No.	Summary of Stage 2 Representation	Council Response	Comments. Disputes raised
				of all correspondence on this site, including representations from National Highways and Durham County Council are contained in Appendix xx.	
19	Barratt David Wilson Homes	085	BDW state the site is projected to have 60 completions within the 5 year period, however the site has no planning permission and has no developer attached to it. Whilst it is allocated, BDW suggests the Council need to provide clear justification to demonstrate that it can contribute to the APS – without a live planning application or a developer, BDW don't believe that there is sufficient justification for the site's inclusion in the APS.	Site 85 Groves is an allocated site within saved policies of the UDP Alteration No.2 and as such is a category B site. In order to advance the regeneration of site the council have purchased the site and are to act as master developer, undertaking/commissioning initial feasibility studies, including intrusive ground investigation/remediation strategies, ecology, drainage and utility surveys to inform the preparation of a remediation and infrastructure strategy, development masterplan, design code and allow the council to gain the planning consent. The site will then be marketed with all these in place. (This process was undertaken on the Chapelgarth site ref: 081 and as such demonstrates a speedier process). Cabinet approval was gained in March 2022 to allow the site to be progressed in this way and for phase 1 to be marketed for development. First completions expected in 25/26, which is in line with the SHLAA methodology.	Site disputed. No changes proposed to be made as a result of this comment.
20	Barratt David Wilson Homes	104, 194, 66, 465, 567 and 768	BDW state there are a number of sites included within the trajectory which have completions beginning in 2022/23 or 2023/24 yet have no planning consent. These include (but are not limited to) sites 104, 194, 66, 465, 567 and 768. BDW highlight the Council's Appendix 7 identifies that the average time from receipt of planning consent to delivery of completions is 18-24 months. On this basis BDW believe that sites with no planning consent are extremely unlikely to deliver before 2024/25 unless there is clear and demonstrable evidence to suggest otherwise. Based on the APS as drafted, BDW do not consider evidence has been provided and suggest that their delivery timescales are overly optimistic.	All the sites referenced in the comments are categorised as 'B' sites in line with the PPG and other than site 194 (which is awaiting updated survey work), all have planning applications which have recently been approved at planning committee and are awaiting the signing of the S106 agreements, which are anticipated to be imminent. (Site 567 is an allocated housing site which is being reported to September planning committee for approval and site 104 has recently had its S106 Agreement signed and as such is now a Category A site). The Council has undertaken further assessment work to identify the average time taken between approval at planning committee and the signing of S106 agreement over the past four years, which has identified that this has taken on average 8 weeks (see Appendix 7). It is therefore not considered that this will materially delay completion rates. However, having considered	Sites disputed. Five year supply site alteration – Forecast's have been adjusted for site 567 by moving the forecasts back by one year.

No.	Consultee	Site No.	Summary of Stage 2 Representation	Council Response	Comments. Disputes raised
			These sites are showing completions way too early, and in BDW's opinion any site without a detailed planning permission should not be in the supply.	this in more detail for site 567, notwithstanding the fact that the developer of the site has programmed completions for 23/24, SCC have taken a cautious approach to this and moved the completions back by one year, to account for gaining committee approval and signing the S106. The site profiles within the APS set out the detail for each site along with the justification for the site's inclusion in the APS and forecasts to demonstrate their deliverability. It is considered that having planning committee approval for planning applications on category B sites, (demonstrating all matters have been resolved) and just awaiting the signing of S106 agreements is clear evidence that a site is deliverable. Those sites which do indicate a small number of completions in 23/24 have been subject to discussions with developers and in certain instances are sites that are subject to grant funding and have timescales attached to their delivery, or are being delivered by developers who have historically demonstrated quick delivery of sites. The APS does not include any sites without planning consent that are included within 22/23.	
21	Barratt David Wilson Homes	N/A	BDW state there are a number of sites included which earlier APS' have projected would be delivering by now, yet they still have not commenced on-site. BDW questions whether the Council has reviewed these sites which earlier APS have identified as delivering in 2021/22 and queried why this has not happened. BDW suggests this review needs to be undertaken to ensure that the same sites are not constantly pushed back by 1 year through each APS.	Each site included within the APS is thoroughly reviewed before its inclusion within the APS. If a site hasn't delivered as expected then justification is sought from a number of information sources, including discussions with the developer/site visits/other internal sections and the SHLAA methodology. It is considered that the information set out within the site profiles is considered reasonable and justifies a site's inclusion. If a developer has not responded during the consultation opportunities, this is followed up by staff to try and engage and source the most up to date information. A site is not automatically included within the APS due to its inclusion in the previous APS and a rigorous assessment is undertaken to ensure that all sites are still considered deliverable.	No dispute. No changes proposed to be made as a result of this comment
22	Barratt David	477d	BDW question where site 477 is located. BDW indicate that there is no application for 60 homes showing on "Landinsight".	Site 477d relates to planning application 21/01544/FU4 which was approved on 23/02/2022 and is being delivered by Bellway	No dispute. This is just considered to be a point of clarification. No

No.	Consultee	Site No.	Summary of Stage 2 Representation	Council Response	Comments. Disputes raised
	Wilson Homes			Homes. The map within the APS document shows the location of this site and the site profile sets out the detail.	changes proposed to be made as a result of this comment
23	Barratt David Wilson Homes	440	BDW note that site 440 states detailed planning permission, yet the Sunderland CC website says it was refused (20/01360/FUL).	The site was given planning consent at appeal in January 2022. The site profile within the APS document sets out the detail.	No dispute. This is just considered to be a point of clarification. No changes proposed to be made as a result of this comment
24	Barratt David Wilson Homes	728	BDW highlight that site 728 and others, in previous studies have had these sites much earlier and moving backward. BDW suggests SCC really need to consider what they are being told – and whether they believe it. BDW suggest a review of history is highlighting that people are saying and SCC are repeating. The individual site numbers are small but probably add up to 100's	Works have started on this site and it is anticipated that delays have been due to COVID with it being a small scale development. The phasing of the site and others of a similar scale are based upon a number of information sources including the discussions with the developer/site visits/other internal sections and the SHLAA methodology and as such the information set out within the site profiles is considered reasonable. If a developer has not responded during the consultation opportunities, this is followed up by staff to try and engage and source the most up to date information.	Site disputed. No changes proposed to be made as a result of this comment
25	Barratt David Wilson Homes	757	BDW notes that the decision notice for site 757 states 32 not 40.	The 32 units relates to a previous prior consent for the site (20/00755/PCJ), which was granted consent in 2020. A further prior notification for 40 units was submitted in 2021 on the same site and approved March 2021, of which the numbers are reflected in this APS. This site is under construction.	No dispute. This is just considered to be a point of clarification. No changes proposed to be made as a result of this comment.
26	Barratt David Wilson Homes	388	BDW notes site 388 –was originally approved in 2017 which has not been picked up in the APS. BDW questions whether this development is really going to happen.	Outline consent was approved in 2017, a reserved matters planning application is now pending on the site which is anticipated to be reported to planning committee in September 2022 and the agent for the land owner is in the process of updating the technical studies. To allow for slippages in the process the site forecasts have been moved back by one year to 25/26.	Site disputed. Five year supply site alteration – Forecast's have been adjusted for this site with completions now starting in 25/26 rather than 24/25.
27	Barratt David	063	BDW questions site 063 whether there is a developer onboard for the site and queries whether Siglion are a developer. BDW queries the	The site gained outline consent in 2016 and reserved matters consent for 132 units in 2021. A further planning application was submitted in 2022 as a result of the Vaux site being a joint	Site disputed. No changes proposed to be

No.	Consultee	Site No.	Summary of Stage 2 Representation	Council Response	Comments. Disputes raised
	Wilson Homes		forecast of 82 completions next year and asks if the developer is on site.	<p>winner of the 'Homes of 2030' design competition which was launched and managed by Royal Institute of British Architects (RIBA).</p> <p>The competition was designed to encourage environmentally friendly homes that support aging at home and enabling people in leading independent, fulfilling lives. The 16 homes, which formed part of the competition winners, have been designed to comply with the National Technical Housing Standards and include M4(1) (Visitable dwellings) and (2) (Accessible and adaptable) units. These units are Cluster 4 of the 2021 planning consent, however the original 2021 consent only had 13 units in Cluster 4 and as such this is the reasoning for the most recent planning application, which increase Cluster 4 to 16 units and the overall numbers to 135.</p> <p>The council through its development partner Siglion, is bringing forward the site for development, with Tolent the contractor, first completions forecast for 23/24. Works started on site 1st July 2022.</p> <p>The forecasts are in line with the approved SHLAA methodology and developer discussions.</p>	made as a result of this comment
28	Barratt David Wilson Homes	731	BDW questions whether 30 completions are possible on site 731 and questions whether demolition is well underway.	<p>Site 731 has full planning permission and completions forecast for year 2 in line with the SHLAA methodology. Demolition has started with internal soft strip and asbestos removal, with demolition of the superstructure to start in August 2022. The whole demolition process is anticipated to take a year. It is the intention of the developer to bring forward development on the Cowan Terrace car site (Block D) independently of the demolition programme and this is a cleared site which can be brought forward quickly and separately to the wider site. Following further discussions it is anticipated that the full 30 units may not be delivered in year 2, as such this has been reduced down to 15 units to ensure that the projections are cautious and robust.</p>	Site disputed. Five year supply site alteration – Forecast's have been adjusted for this site with completions in 23/24 reduced down to 15 units, rather than the previous 30 units.
29	National Highways	N/A	National Highways state that they have identified some differences between the uncertainty log	Comments noted. The differences between the National Highways uncertainty log, provided to National Highways	No dispute. No changes proposed to be made as

No.	Consultee	Site No.	Summary of Stage 2 Representation	Council Response	Comments. Disputes raised
			provided for National Highways' Sunderland Infrastructure Study and the APS. However, overall, they find that the APS is acceptable to National Highways.	earlier this year and the current draft APS, will be attributable to the difference in timeframes of data collection and the planning consents granted since the uncertainty log was updated. Data collection processes will always differ at points in time during the monitoring year, as it is live data. What informs one study, may change slightly to another study. National Highways are consulted as a statutory consultee, on all housing planning applications and should be aware of these additional permissions that arise as the discrepancy.	a result of this comment.
30	National Highways	N/A	National Highways reiterate that in assessing the impact of the Local Plan allocations: 1) a Strategic Road Network assessment, including the impacts of COVID19 on traffic flows is required (post-COVID traffic survey data); or 2) working together, the Council and National Highways should together develop and test an upgrade to the A19 northbound merge at Chester Road. National Highways state that a reassessment using 'post COVID' traffic flows would be the most robust approach and should be based on a robust development log that is consistent with the APS.	<p>Comments noted. The Council is committed to cooperation with National Highways on matters of the Allocations and Designations Plan, under the Duty to Cooperate.</p> <p>The differences between the National Highways uncertainty log, provided to National Highways earlier this year and the current draft APS, will be attributable to the difference in timeframes of data. Data collection processes will always differ at points in time during the monitoring year, as it is live data. What informs one study, may change slightly to another study.</p>	No dispute. No changes proposed to be made as a result of this comment.
31	Nexus		Nexus welcomes the overall ambitions of Sunderland City Council within the APS and renewal of a confirmed five-year land supply for 2022/23 – 2026/27 to the Planning Inspectorate. As a consultee and partner, Nexus wishes to be proactive in working with the Local Planning Authority and developers to ensure that new development in Sunderland encourages sustainable and accessible travel via public transport or active travel modes. Design, location, and layout of new developments should maximise potential for sustainable travel, with these modes of transport being given priority over use of car.	Comments noted	No dispute. No changes proposed to be made as a result of this comment.

No.	Consultee	Site No.	Summary of Stage 2 Representation	Council Response	Comments. Disputes raised
			<p>Nexus recognises the importance of working in partnership with Sunderland City Council surrounding development planning and welcomes any further consultation regarding sites set out within the APS document.</p> <p>Any comments made by Nexus during the original or ongoing consultee responses on any application of any of the sites mentioned below should still stand.</p>		
32	Nexus	062	<ol style="list-style-type: none"> 1. Nexus still has some concerns surrounding challenges to access bus services within the South Sunderland Growth area. 2. There is a large reliance on bus travel within this area of Ryhope, and recent proposals of cuts to Go North East bus services and frequencies in this area have a potential to discourage new residents from opting to travel via sustainable modes. 3. Nexus will seek to work proactively with developers, the LPA, and Homes England on establishing new accessible public transport links within growth areas of the SSGA. 4. The RDLR is likely to provide new opportunities for commercial bus operations in the future on completion. 	Comments noted. All of the South Sunderland Growth area sites benefit from planning consent, however the Council will continue to work with Nexus to improve local bus services where possible.	No dispute. No changes proposed to be made as a result of this comment.
33	Nexus	063	<ol style="list-style-type: none"> 1. Nexus is very welcoming of the ongoing ambitions established by Sunderland City Council to redevelop this brownfield site as an important part of the urban core. 2. This site has numerous potential opportunities within an area of high density and is situated in proximity to a number of bus stops and services operating along St Mary's Way. Moreover, residents and visitors to the site will be able to make use of travelling sustainably 	Comments noted.	No dispute. No changes proposed to be made as a result of this comment.

No.	Consultee	Site No.	Summary of Stage 2 Representation	Council Response	Comments. Disputes raised
			<p>due to proximity to Sunderland Rail Station and Park Lane Interchange.</p> <p>3. Nexus welcomes the redevelopment of areas of the public realm within this area, including the continuation of the Keel Line. Gateway public areas are likely to increase active travel into redeveloped areas and encourage new visitor numbers into areas of the City Centre.</p>		
34	Nexus	128	<p>1. Nexus is aware of the construction on this site and full planning consent, as well as acceptance of mitigations by Nexus within initial consultation pre-approval.</p> <p>2. Nexus would have some concerns surrounding further development within this area of Houghton-le-Spring. There are no bus stops located within the immediate 400 metre distance of Black Boy Road/Redburn Row – meaning residents have to walk to the B1284.</p>	Comments noted.	No dispute. No changes proposed to be made as a result of this comment.
35	Nexus	504	<p>1. This area of Sunderland South has a range of bus services within the immediate vicinity that currently serve existing developments near Mill Hill.</p> <p>2. There are a number of bus services that currently traverse the Doxford Park area from across Sunderland to provide travel means for commuters to sites of employment.</p> <p>3. Any future extension of the Tyne and Wear Metro to Doxford Park would only enhance the opportunities of new residents within this area to travel via sustainable modes.</p>	Comments noted.	No dispute. No changes proposed to be made as a result of this comment.
36	Nexus	563	<p>1. This area of Sunderland is well served by bus service provision on North Hylton Road and Redcar Road, allowing residents to travel via sustainable modes with close access.</p> <p>2. Developments close to North Hylton Road would give new residents a range of bus</p>	Comments noted.	No dispute. No changes proposed to be made as a result of this comment.

No.	Consultee	Site No.	Summary of Stage 2 Representation	Council Response	Comments. Disputes raised
			services with close access. Services that traverse North Hylton Road offer connections to Sunderland City Centre and Washington, as well as immediate connections with the Tyne and Wear Metro in Sunderland.		
37	Nexus	565	The bus corridors along North Hylton Road and those close to Wessington Way would provide new residents with immediate access to a range of bus services traversing between Sunderland City Centre and Washington.	Comments noted.	No dispute. No changes proposed to be made as a result of this comment.
38	Nexus	728	<ol style="list-style-type: none"> 1. There are some barriers and challenges to public transport provision within areas of South Sunderland, however development sites close to Toward Road are likely to have accessible provision of bus services. 2. Two Go North East services currently traverse Toward Road at present; however, both of these services are currently under a service review consultation with the operator looking at reducing the frequency and altering the routes of both services in question. This may mean there would need to be further consideration given and contributions provided to secure public transport provision at certain sites within this area of South Sunderland in order to align with current policy guidance. 	Comments noted.	No dispute. No changes proposed to be made as a result of this comment.
39	Nexus	104	<ol style="list-style-type: none"> 1. Nexus welcomes brownfield development of this kind in an area of relative urban density within North Sunderland. 2. At present, services on Emsworth Road are able to provide residents with access to bus services in order to travel sustainably. These services offer residents frequent connection to Sunderland City Centre and to other parts of Sunderland, including link connection to Metro and Local Rail. 	Comments noted.	No dispute. No changes proposed to be made as a result of this comment.

No.	Consultee	Site No.	Summary of Stage 2 Representation	Council Response	Comments. Disputes raised
40	Nexus	163	<ol style="list-style-type: none"> 1. There are some challenges to bus service provision within this immediate area of Hendon associated with service reviews and cuts to services. 2. However, at present, the Stagecoach services 10 and 11 currently traverse Suffolk Street, allowing residents of Harrogate Street access to travel sustainably within prescribed policy remits. 	Comments noted.	No dispute. No changes proposed to be made as a result of this comment.
41	Nexus	731	<ol style="list-style-type: none"> 1. Nexus has worked with Sunderland City Council at points in regard to its ambitions and strategy for the Sunderland Urban Core. Safe demolition of the existing centre is welcomed by Nexus and should occur in no distribution to nearby rail or Metro services. 2. This redevelopment site would provide an area ideally suited to housing with close access to Sunderland City Centre and to a range of public transport modes at Park Lane Interchange. 3. Nexus welcomes the addition of a footbridge across Burdon Road and any enhancement to accessibility or of areas of the public realm which would only enhance the appeal of active travel overall. 	Comments noted.	No dispute. No changes proposed to be made as a result of this comment.
42	Nexus	762	<ol style="list-style-type: none"> 1. Any further housing provision within this area of the Urban Core would be well served by public transport due to several bus services operating along Holmeside, and access to local rail and Metro at Sunderland Station. 2. The redevelopment works at Sunderland Station will provide a new gateway opportunity for residents within the Urban Core of Sunderland to travel sustainably on a regular basis. Enhancement of access and gateways between Sunderland Station and the adjacent 	Comments noted.	No dispute. No changes proposed to be made as a result of this comment.

No.	Consultee	Site No.	Summary of Stage 2 Representation	Council Response	Comments. Disputes raised
			streets of Market Square will encourage use of active travel and public transport.		
43	Nexus	098	<ol style="list-style-type: none"> 1. Development sites bordering this section of Ayton Road would be well served by bus services that offer residents connections to other areas of Washington and Concord bus station. 2. Nexus welcomes opportunities for development in areas of Washington where there is close access to bus services that offer residents the opportunity to travel sustainably on a frequent basis. 3. Housing developers or applicants should be mindful that any planned extension to the Tyne and Wear Metro in Washington, or reopening of the Leamside Line to passenger services, would greatly enhance sustainable travel provision for residents within Washington. 	Comments noted.	No dispute. No changes proposed to be made as a result of this comment.

Table 15 Draft APS Representations

- 7.25. Barratt David Wilson Homes submitted representations identifying 16 sites within their email. Planning Officers reviewed the representation and the sites identified and used planning judgement to assess whether Barratt David Wilson Homes were disputing a sites delivery forecast. Three sites were considered to be site queries (477d, 440 and 757) with the remaining thirteen sites, considered to be disputed sites (477, 062, 426a, 085,104, 194, 066, 465, 567, 768, 388, 063, & 731).

Stage Three: Further targeted engagement with the development industry following consultation on the draft APS and draft 5 year land supply position, with regard to disputed sites.

Targeted engagement

- 7.26. The representations received to the draft APS Stage 2 consultation, required two alterations to site delivery for site 413 and 565, which did not result in a reduction in units from either of the sites' contributions to the housing supply in the five year period. Instead, they resulted in a redistribution of the expected completions within the five year period. The Council agreed with the developer's proposed forecasts for each of the sites, based on the developers completions that had not yet come through the Council's monitoring systems due to lag on reporting mechanisms. No further engagement with the developer was required for sites 413 or 565. Barratt David Wilson Homes (BDW) made a series of representations to the APS which resulted in a total of 13 sites being disputed. One representation dealt with seven sites together and contested their inclusion within the APS as they had completions delivering early in the five year period without having planning consent for the site. BDW indicated that these included, but were not limited to, sites 104, 194, 66, 465, 567, 388 and 768. BDW referenced APS Appendix 7 and the average time from receipt of planning consent to delivery of completions within the appendix, to be 18-24 months. On this basis, BDW believed that sites with no planning consent (104, 194, 66, 465, 567, 388 and 768) were extremely unlikely to deliver before 2024/25 unless there was clear and demonstrable evidence to suggest otherwise. Based on the APS as drafted, BDW did not consider evidence had been provided, and suggested in their representations that the delivery timescales for sites 104, 194, 66, 465, 567, 388 and 768 were overly optimistic and did not support the inclusion of the sites in the five year supply. BDW dispute the inclusion of these sites.
- 7.27. The Council recommends that sites 104, 194, 66, 465, 567, 388 and 768 are eligible for inclusion in the APS and considers that there is conclusive evidence provided within the site profiles to support their inclusion in the APS (Appendix 3). All of the above sites are categorised as either 'A' or 'B' sites in line with the PPG. Of those site categorised as B sites, other than site 194 and 567 (194 is awaiting updated survey work which is currently being undertaken and 567 is a allocated site that is being reported to planning committee in September 2022), all have planning applications which have recently been approved at planning committee and are awaiting the signing of the S106 agreements, which are anticipated imminently. The site profiles set out in detail, the justification for each site's

inclusion in the APS and the justification of the site forecasts to demonstrate their deliverability (see Appendix 3). Set out below is a summary of the evidence and reasons why the sites disputed by BDW are included by the Council in the APS.

- Site 104 - It took 3 months for this site to gain full planning consent, from the committee date in March 2022 to the signing of the S106 agreement on 7 July 2022. The site was a category B site in the draft APS when BDW submitted their representation, but it is now categorised as a category A site, as it has full planning consent. Gentoo is the developer and has a good track record of delivery in Sunderland. The Council has had dialogue with Gentoo regarding site delivery. Site forecasts have been agreed between Gentoo and the Council, which are detailed in the site profile in Appendix 3. No adjustments to the site delivery forecasts has been made and the site remains in the five year forecast.
- Site 66 – The site was approved at planning committee in June 2022 and it is expected that the S106 will be signed at the end of July 2022. There is no reason to suggest that a quick turnaround time period for the signing of the S106 agreement will not take place. Evidence from the last four years shows it takes an average of 8 weeks to sign a S106 agreement (Para 5.16, Appendix 7), and the Development Management Officer has indicated that this agreement too, will be a fast sign off. The developer of this site, MCC Homes has a very good track record of starting on site and delivering houses speedily once full consent is issued. No adjustments to the site delivery forecasts has been made and the site remains in the five year forecast.
- Site 768 – The site was approved at planning committee in June 2022 and it is expected that the S106 will be signed at the end of August 2022. There is no reason to suggest that a quick turnaround time period for the signing of the S106 agreement will not take place. Evidence from the last four years shows it takes an average of 8 weeks to sign a S106 agreement (Para 5.16, Appendix 7), and the Development Management Officer has indicated that this agreement too, will be a fast sign off. The developer of this site, MCC Homes has a very good track record of starting on site and delivering houses speedily once full consent is issued. No adjustments to the site delivery forecasts has been made and the site remains in the five year forecast.
- Site 465 – The site was approved at planning committee in September 2021 and is subject to the imminent signing of the S106 agreement within the next month. Dialogue with the developer was had through the APS consultation regarding site forecasts, where both the developer and Council agreed on delivery rates for the

site. No adjustments to site forecasts have been made as a result of BDW representations and the site remains in the five year forecast.

- Site 567 – The site is allocated through the Core Strategy and Development Plan, with a full planning application pending. It is scheduled for September planning committee to allow time for the outstanding minor issues to be resolved. The developer is a large volume house builder with a very good track record of housing delivery in Sunderland. The developer has confirmed the delivery forecasts and the start dates on site. However, having taken on board the representations by BDW the City Council have adjusted the forecasts to start in 24/25 rather than 23/24, to allow for committee approval and S106 to be signed. Notwithstanding these changes the site remains in in the five year supply.
- Site 194 - The survey work/technical studies are in the process of being updated due to the time period from the original submission. It is anticipated that the application will be reported to a committee later this year. The developer has a very 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. No adjustments to site forecasts have been made as a result of BDW representations and the site remains in in the five year forecasts.
- Site 388 - The site is a saved UDP allocation and has outline consent, with a Reserved Matters application pending. The landowner has indicated their intention to develop this site alongside an adjacent site for which an outline planning application is also pending (the land owner is updating the technical studies for both sites to ensure consistency). The reserved matters application (388), is anticipated to be reported to September 2022 Planning Committee with a view to achieve S106 agreement sign off early 2023. The site promoter has previously indicated they have a developer on board. The site is disputed by Barratt David Wilson Homes on the basis of questioning deliverability, however the fact that a reserved matters application has been submitted and is being considered and further updates to technical studies are being undertaken evidences that this is a site that is progressing. To allow for slippages in the process the site forecasts have been moved back by one year to 25/26.
- BDW made a representation to site 426a (Willow Farm, land to south, Ryhope (North)) on the basis that BDW considers the planning permission for this site (ref. 16/01502/OU4) contains a planning condition (number 22) which restricts the

number of completions to 20 until the Seaton Lane junction is upgraded. BDW stated that they were not aware that such an upgrade scheme has been undertaken and questioned the level of certainty with which the Council could predict the completion of these works. On this basis, BDW suggested the maximum number of completions forecasted for this site should be 20 homes, a reduction of 205 homes on the total forecast in the draft APS document.

The Council emailed a response to BDW explaining the situation further in regard to the planning condition 22 and the discharge of this condition in relation to the planning permission (See Appendix 14). The status of the junction upgrade is, that the works in relation to the condition of the outline consent (which relates to no more than 20 dwellings occupied, rather than completed, until a scheme for Seaton Lane junction has been agreed, submitted and approved) has been superseded by an additional mitigation scheme, a new roundabout at Seaton/A19, which is being undertaken as part of the Housing Infrastructure Fund (HIF) funding and would provide an improved solution. This new scheme would have a more significant positive impact on highway safety/capacity and removes the need for traffic improvements at the Seaton Lane junction, which related to condition 22. The enabling works have commenced on the roundabout and a start on site is programmed for October 2022, with a completion date of Autumn 2023. National Highways previously raised no objection to the reserved matters planning application for this site and are satisfied with the highway solutions put in place. Notwithstanding this, as a consequence of other housing developments within neighbouring Durham's boundary upgrading works have already been implemented at the Seaton Lane Junction.

With regards condition 22 of the outline consent, a planning application has been submitted by the developer to vary it (Ref: 22/01234/DIS) and discussions are ongoing with the developer and the Development Management Team as to the most appropriate route to allow condition 22 (which in reality is now redundant), to be formally discharged. Confirmation has been received from Durham County Council with regards the roundabout to confirm the funding is in place to develop the roundabout (of which appropriate contingency is in place), a contractor is on board to deliver the works and confirming the programme of works. As part of the consultation further discussions with the developer, Persimmon Homes confirmed that works on site have been slightly delayed and a start on site is now anticipated end of July 2022, notwithstanding the fact that the developer still anticipates completions in year 1, however the Council have taken a cautious approach and put first completions to year 2. (See correspondence at Appendix 14). BDW were dissatisfied with this response and continue to dispute the inclusion of more than 20 units within the five year supply. The council is of the opinion that this

revised delivery rate for the site is deliverable and as such this category A site should be included in the APS for the reasoning set out above. Details of the Council's efforts to reach agreement on this disputed site and the response of BDW is set out at Appendix 14.

- BDW identified site 062 Ryhope and Cherry Knowle Hospital as a site of concern through the representations to the draft APS. BDW submitted a representation stating that the schedule for this site was misleading as it implied the total yield of 800 units has detailed consent. The site has detailed planning permission for 304 homes which are due to be delivered by 2023/24. BDW highlighted the remaining numbers in the trajectory (156 homes) do not have detailed planning consent nor have they been marketed – therefore they should not be included in the housing land supply. BDW stated they understood that the additional units over the 304 permitted cannot be delivered until the Seaton Lane junction has been improved, which has not yet taken place. BDW initially indicated through their comments submitted 7th July that initial completions for the Category B units could be pushed back to indicate first completions November 25.

The Council acknowledged this and proposed to push back delivery of the site, resulting in a loss of 78 units in the 5 year period in order to try and reach resolution on the anticipated trajectory, however BDW continue to dispute the inclusion of any units on the site without detailed planning consent. The Council responded to BDW's representation via email (Appendix 13) to make clear how the site delivery forecast had been estimated in conjunction with Homes England, but reduced down from their suggestions as the council considered the Homes England figures too high and to assure BDW that the category A and B split had already been taken into consideration, as reported in the site profile within the draft APS report. However, BDW provided a counter email with further issues regarding the site (Appendix 13) and now require the site to be removed from the five year supply. With regards the comment from BDW in relation to the Seaton Lane Junction, please see the response as set out in paragraph 7.23 above.

The council disagree with BDW additional comments and have maintained the adjusted site forecasts and reduced down the number of units that could be delivered within the five-year period, in line with the response received from BDW on 7th July 2022 to assist in seeking agreement from BDW. As such the council consider 80 of the category B dwellings to be deliverable within the five-year period and do not consider the highway works taking place to restrict the delivery of dwellings.

- BDW raised concern with site 085 (Former Groves Site), as it was projected to have 60 completions within the 5 year period and that the site had no planning permission and had no developer on board. BDW suggested that whilst it is allocated, without a live planning application or a developer BDW did not believe that there was sufficient justification for the site's inclusion in the five year supply.

The Council emailed BDW to provide further clarity on the matter, explaining that site 85 is an allocated site as part of UDP Alteration No.2 and as such is included within saved policies of the CSDP and is therefore a category B site and is eligible for inclusion in the APS. The Council further explained that in order to advance the regeneration of the site, the Council has purchased the site and are to act as master developer, undertaking/commissioning initial feasibility studies, including intrusive ground investigation/remediation strategies, ecology, drainage and utility surveys to inform the preparation of a remediation and infrastructure strategy, development masterplan, design code and allow the council to gain the planning consent. The site will then be marketed with all these in place. (This process was undertaken on the Chapelgarth site ref: 081 and as such demonstrates a speedier process). Cabinet approval was gained in March 2022 to allow the site to be progressed in this way and for phase 1 to be marketed for development. First completions are expected in 25/26, which is in line with the SHLAA methodology. These details and information regarding the grant funding secured for the site to date were set out and sent to BDW in a secondary email (Appendix 13). BDW submitted a response email which indicated they remain in dispute about the site's inclusion in the five year supply and the APS.

- Within their submission BDW queried site 63 - Vaux site and stated, "Siglion are not a developer and...as the site is showing 82 completions next year that means it is on site now, is it?". The Council e-mailed a response to BDW setting out that Siglion are a developer and that the council are bringing are bringing this site forward for development through Siglion, its development partner. The site has full planning consent (Category A site), with first completions forecast for 23/24. The council also confirmed that works on site started 1st July 2022, as such the site is considered deliverable within the five-year period.
- BDW asked questions in relation to site 731, stating to get 30 completions demolition should be well underway, and asking if it is. The council responded to BDW confirming that the site has full planning permission and completions forecast for year 2 in line with the SHLAA methodology. Demolition has started with internal soft strip and asbestos removal, with demolition of the superstructure to start in August 2022. The whole demolition process is anticipated to take a year. It is the intention of the developer to bring forward development on the Cowan Terrace car

site (Block D) independently of the demolition programme and this is a cleared site which can be brought forward quickly and separately to the wider site. Following further discussions it is anticipated that the full 30 units may not be delivered in year 2, as such this has been reduced down to 15 units to ensure that the projections are cautious and robust.

- BDW also questioned site 728 stating that previous studies have had these sites much earlier and moving backward and that SCC really need to consider what they are being told – and whether they believe it. A review of history is highlighting that people are saying and SCC are repeating. The individual site numbers are small but probably add up to 100's.

The council responded to BDW indicating that in relation to site 728 works have started on this site and it is anticipated that delays have been due to COVID with it being a small-scale development. The phasing of the site and others of a similar scale are based upon a number of information sources including the discussions with the developer/site visits/other internal sections, the SHLAA methodology and when a sites permission is due to expire, as such the information set out within the site profiles is considered reasonable. If a developer has not responded during the consultation opportunities, this is followed up by staff to try and engage and source the most up to date information.

7.28. In summary, as a result of the Stage 2 consultation process, there were 13 disputed sites identified, where further targeted engagement with a developer or stakeholder was required to attempt to resolve delivery or forecasting issues. Despite the Council's best efforts, it was not possible to resolve the issues identified and the sites of dispute remain 062, 426a, 085, 104, 194, 066, 768, 465, 388, 567, 063, 731 and 728. Of these 13 sites five are Category A sites (728, 426a, 104, 63 and 731) and eight are Category B sites (62, 85, 194, 66, 465, 567, 768 and 388), in line with Annex 2 of the NPPF and the definition of deliverable sites in relation to the Category A sites Barratt David Wilson Homes has submitted no clear evidence to indicate that these sites will not be delivered within the five years. In relation to the Category B sites, Barratt David Wilson homes has challenged through statement, the inclusion of the Category B sites, however the City Council has provided clear evidence that housing completions will begin on site within five years in line with the requirements of Annex 2 of the NPPF, of which the site profiles detail. The site profiles for each of these sites are located in Appendix 3 and provide a detailed evolution of each site's forecasting development through the APS consultation process, including the additional adjustments proposed by the Council whilst trying to reach agreement on these sites.

Summary of the changes to the APS following each stage of engagement.

- 7.29. The Council at every stage of engagement has taken into consideration updates from stakeholders and applied planning judgement where necessary. As a consequence of this, the overall five year land supply has decreased slightly by 118 units, and the number of years supply has decreased, starting at 5.9 years supply and finishing at 5.7 years supply.
- 7.30. Table 18 (below) captures and summarises how the housing land supply position has changed as a result of engagement and consultation with the development industry during the APS process. An explanation of the changes at each stage, are set out below.

Stage One: Gathering Evidence and Forecasts from the Development Industry Regarding Housing Delivery on Category A & B Sites

- 7.31. The detailed approach to Stage 1 is set out in paragraphs 7.10 – 7.17 of this report. The approach involved the distribution of site proformas to developers to ascertain housing delivery forecasts for their respective sites and had discussions internally with Development Management and Building Control colleagues to gain an understanding as to how sites had progressed. The information gathered from these sources was collated and reviewed to form a baseline five year housing supply position in April 2021 (Table 18). The baseline reported a 5.8 year supply of housing in Sunderland.

Stage Two: Four week consultation on the draft APS and five year land supply position consultation with developers, landowners, statutory stakeholders, public and other interested parties.

- 7.32. The baseline housing supply position (April 2021) and the approach taken by the Council in the draft APS was then consulted upon during May – June 2021. Developers and stakeholders were given the opportunity to raise issues with the Council's APS approach and also challenge delivery forecasts for sites identified in the five year supply. The key issues raised are identified in paragraphs 7.18 and 7.25 and Table 15 of this report.
- 7.33. 413 and 565, which did not result in a reduction in units from either of the sites' contributions to the housing supply in the five year period. Instead, they resulted in a redistribution of the expected completions within the five year period. The Council agreed with the developer's proposed forecasts for each of the sites, based on the developers completions that had not yet come through the Council's monitoring systems due to lag on reporting mechanisms. No further engagement with the developer was required for sites 413 or 565.

- 7.34. Barratt David Wilson made representations to sites 062, 426a, 085, 104, 194, 066, 768, 465, 388, 063, 731, 728 and 567 for issues raised in Table 15 of this report. These representations have resulted in some alterations to the site delivery forecasts for sites 062, 426 and 731 for the loss of 78, 25 and 15 units respectively, from the five year supply. Additionally, site forecasts were moved backwards in the five year period for two sites, 388 and 567, but did not result in a loss of units from the five year supply.
- 7.35. Site 175 Fulwell Quarries, was introduced to the five year supply at Stage 2, the draft APS stage, as this was the point in time the planning application became known to the officers compiling the APS as it was approved at Planning Committee for outline consent for 110 dwellings. The site was considered deliverable and as such in line with the SHLAA methodology, forecasts for housing delivery were projected in years four and five. Following the inclusion of the site within the draft APS for consultation, Gentoo were contacted to gain an understanding of delivery timescales. Gentoo confirmed that a reserved matters planning application is programmed for submission early 2024 with a start on site estimated October 2024 and first completions February 2026. Based on the timescales set out by the developer and first completions being February 2026, the forecasts were adjusted to reflect this. The site is forecast to deliver 36 dwellings in the five year supply.
- 7.36. Overall the five year housing land supply position increase to 5.9 year supply after Stage 2 consultation and the introduction of site 175 to the land supply.

Stage Three: Further targeted engagement with the development industry following consultation on the draft APS and draft 5 year land supply position, with regard to disputed sites.

- 7.37. Barratt David Wilson Homes made representations to the consultation 7th July 2022, indicating that they considered the timescales for site 062 Cherry Knowle Hospital, delivery too early based upon the stages that the site is required to go through. They suggested a revised delivery timescale which resulted in first completions in 25/26.
- 7.38. Following the initial representation from Barratt David Wilson Homes a further representation was received from them (another member of staff) on 8th July 2022, setting out the same issue but suggesting the timescale for delivery should be October 2027. The council responded to the representations 12th July 2022 explaining that they have taken on board the initial representation and adjusted the forecasts in line with their suggestions, with first completions being in 25/26.

- 7.39. The Council involved a second stakeholder in the dispute process to engage and offer their view on housing delivery of site 062. The Council sent the representation onto Homes England to gain further evidence regarding the delivery of the site and consider the comments put forward by Barratt David Wilson Homes.
- 7.40. Homes England responded to the Barratt David Wilson Homes comments 12th July 2022, setting out their delivery programme and suggesting that the site is expected to deliver completions in 24/25. This response was sent on to Barratt David Wilson Homes on 12th July 2022 (Appendix 14).
- 7.41. A further response was received from Barratt David Wilson Homes 12th July 2022 still disputing the site. In response to Barratt David Wilson Homes the Council took on board the comments submitted and adjusted the delivery timescales for the Category B element of the site, starting completions in 25/26, at a lower rate to account for part year, rather than a full years completions. Homes England are still anticipating first completions in 24/25, however the Council still consider this to be optimistic and have not adjusted the completion forecasting in line with Homes England's response.
- 7.42. In summary, a table of the adjustments to the five year supply as a result of sites disputed can be found in Table 16, below.

SHLAA no.	Adjustments Made to Disputed Sites
062	Loss of 78 units based on email with BDW (7/7/22)
728	No change
426a	Loss of 25 units based on discussion with the developer
085	No change
104	No change
194	No change
066	No change
465	No change
567	Site forecast moved backwards one year but no loss of units in the five years supply
768	No change
388	Site forecast moved backwards one year but no loss of units in the five years supply
063	No change
731	Loss of 15 units based on discussion with stakeholders

Table 16 Adjustments made to Disputed Sites

- 7.43. In accordance with PPG paragraph 15, Local Authorities must provide an indication of the impact of any disputed sites on the number of years of supply. Table 17 below details the thirteen disputed sites in the 2022 APS and an estimation of the number of disputed units. The Council have set out the position regarding each site within each site profile in

Appendix 3, section 7 of this report and responded to each site representation in Table 15. The Council is of the opinion that all disputed sites and units should be retained in the five year supply and should not be removed and impact the five year supply. In total there are an estimated 430 disputed units in the five year supply, which would result in a reduction in the five year supply if removed. However, as stated above, the Council consider these sites deliverable as set out in the site profiles (Appendix 3) and therefore have calculated a final five year supply equivalent to 5.7 year supply.

SHLAA no.	Category A or B Site	BDW Disputed Units
062	A/B	-80 units from five year supply
728	A	No unit numbers indicated. No estimates possible.
426a	A	-205 units from five year supply
085	B	-60 units from five year supply
104	A	No unit numbers indicated. Estimated -25 units
194	B	No unit numbers indicated. Estimated -15 units
066	B	No unit numbers indicated. Estimated -16 units
465	B	No unit numbers indicated. Estimated -10 units
567	B	Council made adjustment and moved back delivery. No further adjustment required to resolve disputed numbers.
768	B	No unit numbers indicated. Estimated -19 units
388	B	No unit numbers indicated. Council made adjustment and moved back delivery. No further adjustment required to resolve disputed numbers.
063	A	No unit numbers indicated. No estimates possible.
731	A	No unit numbers indicated. No estimates possible.

Table 17 Disputed Units

	Stage 1 (April 2022)	Stage 2 (June/July 2022)	(July 2022)
Five Year Housing Requirement for period 2022/23 - 2026/27	3725		
Actual Completions 2015-2022 (excluding student accommodation)	5646		
Oversupply for 2015/16 – 2021/22	431		
10% buffer	372		
Five Year Land Supply Requirement (including 10% buffer)	4098		
	Stage 1 Site Proforma Consultation Outcome (April 2022)	Stage 2 Draft APS Consultation Outcome (June 2022)	Final APS Outcome (July 2022)
Category A sites	3532	3647	3607
Category B Sites	971	935	857
Small Sites	250	250	250
Demolitions	-10	-10	-10
Total Supply	4743	4822	4704
Five year supply performance against 110% of housing requirement (%)	116%	118%	115%
Five year supply performance against 110% of housing requirement (years)	5.8 years	5.9 years	5.7 years

Table 18 Five year land supply evolution

Glossary of Terms

A&D	Allocations and Designations Plan
AAP	Area Action Plan
APS	Annual Position Statement
CSDP	Core Strategy and Development Plan
HDT	Housing Delivery Test
IAMP	International Advanced Manufacturing Park
LPA	Local Planning Authority
MHCLG	Ministry of Communities, Housing and Local Government
NPPF	National Planning Policy Framework
PINS	Planning Inspectorate
PPG	Planning Practice Guidance
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment

Appendix 1: Sunderland City Council's notice of intention to submit an APS to PINS

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



Date: 31/03/2022
Our ref: 03-2022-APS
Your ref:

This matter is being dealt with by:

Gary Baker, Strategic and Sustainable Plans Manager, Sunderland City Council,
City Hall, Sunderland SR1 3AA

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 2022, in accordance with the National Planning Policy Framework and Housing Supply and Delivery Guidance.

Should you wish to discuss this matter further, please do not hesitate to contact me via email at Gary.Baker1@sunderland.gov.uk.

Yours faithfully

Gary Baker (Strategic and Sustainable Plans Manager)

Appendix 2: Five Year Housing Land Supply Schedule of Sites

SHLAA Ref No	Site Name	Planning Ref	Present Planning Status	Developer/ Owner	Total no. of net units	Cat A/B	Category A & B Sub Category	Completions pre 2015	Completions 2015-16	Completions 2016-17	Completions 2017-18	Completions 2018-19	Completions 2019-20	Completions 2020-21	Completions 2021-22	Completions prior to 1st April 2022	Completions 2022-23	Completions 2023-24	Completions 2024-25	Completions 2025-26	Completions 2026-27	Completion post 5 year period
654	Land at South of Redburn Row	21/00483/FUL	Permitted – Under Construction	Adderstone Living Ltd	45	A	Detailed Consent	0	0	0	0	0	0	0	0	0	45	0	0	0	0	0
413	Seaburn Amusements, Whitburn Road	16/02056/HY4	Permitted – Under Construction	Avant Homes	237	A	Detailed Consent	0	0	0	0	0	0	0	40	40	42	0	0	0	0	155
765	Site of 1-4 Rotherfield Square	19/01495/FUL	Permitted - Under Construction	B. Ganley	8	A	Detailed Consent	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0
061	Former Lambton Cokeworks Site (Elba Park)	09/0238/REM	Permitted – under construction	Barratt Developer/ BDW Trading Ltd	359	A	Detailed Consent	139	16	54	34	29	37	26	15	350	9	0	0	0	0	0
062	Ryhope and Cherry Knowle Hospital	16/01524/HYB	Permitted – under construction	Barratt/ Homes England	800	A/B	Detailed Consent	0	0	0	0	4	84	75	53	216	62	26	0	20	60	416
477c1	LNBL c1	18/00640/FUL	Permitted – under construction	Barratts/ David Wilson	60	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	30	30	0	0	0
324	Land to the East of Durham Road and Tudor Grove	14/01638/FUL	Permitted – under construction	BDN Ltd	8	A	Detailed Consent	0	0	0	0	0	2	2	3	7	1	0	0	0	0	0
356	Burdon Road/Hall Farm Road, land at	13/00799/FUL	Permitted – under construction	Bellway	109	A	Detailed Consent	0	0	0	0	0	15	26	26	67	30	12	0	0	0	0
477d	Burdon Lane	21/01544/FU4	Permitted – Not started	Bellway	60	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	30	30	0	0	0
565	Phoenix Tower Business Park, Castletown Way	14/00292/OUT	Permitted – Under Construction	Berkeley DeVeer	114	A	Detailed Consent	0	0	0	0	0	0	1	16	17	40	40	17	0	0	0
725	Camrex House	18/00825/FUL	Permitted – under construction	Camrex House Ltd	50	A	Detailed Consent	0	0	0	0	0	0	0	29	29	21	0	0	0	0	0

477	Land north of Burdon Lane	19/01497/HY4	Permitted – under construction	Consortium (Taylor Wimpey, BDW, Story)	890	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	30	45	60	60	695
091	Southwick Primary School, Clarence Street	19/01740/FU4	Permitted – Under Construction	Engie on behalf of Bernicia	37	A	Detailed Consent	0	0	0	0	0	0	0	11	11	26	0	0	0	0	0
758	Land at James William Street	19/01559/FUL	Permitted – under construction	Fit-Out Yorkshire	13	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0
107	Phases 1-6, Chester Road	18/00255/FUL	Permitted – under construction	Gentoo	450	A/B	Detailed Consent	0	0	0	0	0	0	0	23	23	33	31	31	30	30	272
197	Land to the east of former Broomhill Estate	14/00090/FUL	Permitted – Under Construction	Gentoo	99	A	Detailed Consent	0	0	0	0	0	0	0	20	20	45	34	0	0	0	0
367	Coaley Lane, Land south of	16/02357/FUL	Permitted – under construction	Gentoo	128	A	Detailed Consent	0	0	0	0	0	12	25	37	74	54	0	0	0	0	0
504	Doxford Park Phase 6	18/00438/FUL	Permitted – under construction	Gentoo	100	A	Detailed Consent	0	0	0	0	0	0	0	7	7	42	39	12	0	0	0
440	Cragdale Gardens	16/02357/FUL	Permitted-Under Construction	gentoo	86	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	30	30	26	0	0
104	Former Carley Hill School	21/02679/FU4	Permitted - Not started	Gentoo	115	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	25	30	30	30	0
243	Land north of Eastbourne Square	20/01208/FUL	Permitted – under construction	Gentoo Group	24	A	Detailed Consent	0	0	0	0	0	0	0	0	0	24	0	0	0	0	0
744	Land to west of Prestbury Road	20/01414/FUL	Permitted - Under Construction	Gentoo Group	10	A	Detailed Consent	0	0	0	0	0	0	0	3	3	7	0	0	0	0	0
745	Land at Keighley Avenue	20/01181/FUL	Permitted – under construction	Gentoo Group	41	A	Detailed Consent	0	0	0	0	0	0	0	0	0	13	28	0	0	0	0
747	Conishead Centre	20/01295/FUL	Permitted - Under Construction	Gentoo Group	13	A	Detailed Consent	0	0	0	0	0	0	0	8	8	5	0	0	0	0	0
079	Hylton Lane/Blaydon Ave, Hylton Lane	20/01350/FU4	Permitted – under construction	Gentoo Group	71	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	71	0	0	0	0


106	High Ford Estate, Flodden Road	11/01794/FUL	Permitted – under construction	Gleeson Homes Ltd	285	A	Detailed Consent	46	21	51	32	36	42	33	19	280	5	0	0	0	0	0
328	Hetton Downs Phase 2	17/02178/FU4	Permitted – under construction	Gleeson Homes Ltd	101	A	Detailed Consent	0	0	0	0	0	0	18	28	46	45	10	0	0	0	0
407c	Land north east of Mount Lane, Springwell Village	20/01754/FUL	Permitted – Under construction	Hellens /Esh	75	A	Detailed Consent	0	0	0	0	0	0	0	0	0	25	32	18	0	0	0
761	Former Adey Gardens Care Home	17/01444/SUB	Permitted - Under Construction	Holyhead Homes	23	A	Detailed Consent	0	0	0	0	0	0	0	10	10	13	0	0	0	0	0
752	4 Front Street, Fence Houses	20/01626/FUL	Permitted – Under construction	JJ Property Lettings	7	A	Detailed Consent	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0
757	Parsons House, 20 Parsons Road	21/00245/PCJ	Permitted – under construction	JT Consultancy Ltd	40	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0
258	Albany Park	19/01252/FUL	Permitted – under construction	Karbon Homes	76	A	Detailed Consent	0	0	0	0	0	0	0	0	0	61	15	0	0	0	0
563	Hylton Skills Campus, North Hylton Road	19/01427/FU4	Permitted – Under Construction	Karbon Homes	105	A	Detailed Consent	0	0	0	0	0	0	0	9	9	80	16	0	0	0	0
468	Land north of Blackthorn Way, Sedgeleth Industrial Estate	16/01687/OUT 19/00963/FUL	Permitted – under construction	Keepmoat	138	A	Detailed Consent	0	0	0	0	0	0	13	56	69	69	0	0	0	0	0
728	12-13 Toward Road	18/01450/PCJ	Permitted – under construction	Mahady Developments Ltd	12	A	Detailed Consent	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0
518	The Buffs, Old Mill Road	20/00705/FUL	Permitted – under construction	MCC Homes	16	A	Detailed Consent	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0
66	Former Site Of Coutts And Findlater Ltd Hudson Road	21/02550/FUL	Application pending	MCC Homes	16	B	Application pending	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0
154A	Seaburn Camp, Whitburn Road (North)	18/00609/FU4	Permitted – under construction	Miller	64	A	Detailed Consent	0	0	0	0	0	0	27	36	63	1	0	0	0	0	0

762	Durham Bed Centre, 21-22 Blandford Street	21/01173/FUL	Permitted - Not started	Mr Graeme Cummings	5	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
763	Ivy Leaf Club, 38A Suffolk Street	20/01026/FUL	Permitted - Not started	Mr John Clark	13	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0
735	1 Roker Terrace and Side House, St Georges Terrace	18/01108/FUL	Permitted – under construction	Mr Johnson	6	A	Detailed Consent	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0
756	34 Villiers Street	18/02239/FUL	Permitted – under construction	NMBC Properties Ltd	7	A	Detailed Consent	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0
753	Former Garage, Westholme Terrace	19/01593/FUL	Permitted – Not started	Nova Castria Design Limited	8	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0
128	Black Boy Road land at (Site A)	16/02123/OU4	Permitted – under construction	Persimmon	141	A	Detailed Consent	0	0	0	0	0	0	0	0	0	10	30	30	30	30	11
138	Land at North Road	17/00806/REM	Permitted – under construction	Persimmon	300	A	Detailed Consent	0	0	0	0	0	29	40	38	107	30	40	40	40	40	3
194	Land at Lambton Lane	17/00589/FUL	Application pending	Persimmon	252	B	Brown field Register	0	0	0	0	0	0	0	0	0	0	15	30	30	30	147
330A	Philadelphia Complex	14/00538/HYB (Hybrid) 17/02246/REM 19/00804/REM	Permitted – under construction	Persimmon	465	A	Detailed Consent	0	0	0	0	0	4	9	0	13	20	40	40	40	40	272
342	Land at Mill Hill, Silksworth Road	18/01877/REM	Permitted – Under Construction	Persimmon	250	A	Detailed Consent	0	0	0	0	0	0	2	51	53	50	40	40	40	27	0
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	15/00815/HYB 17/02445/FUL	Permitted – under construction	Persimmon	291	A	Detailed Consent	0	0	6	43	73	27	40	57	246	45	0	0	0	0	0
426A	Willow Farm land to south, Ryhope (North)	16/01502/OU4 20/00911/LR4	Permitted – Not started	Persimmon	450	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	50	50	50	50	250
086	Former Easington Lane Primary	18/01963/FU4	Permitted – under construction	Place First	116	A	Detailed Consent	0	0	0	0	0	0	38	58	96	20	0	0	0	0	0

	School Building																					
388	Ennerdale Street, Low Moorsley, Land at	12/01125/OUT (approved) 21/00561/REM (pending)	Permitted (Outline) – Not started	Private	40	B	Allocated Saved UDP Site/Outline Consent	0	0	0	0	0	0	0	0	0	0	0	0	10	30	0
169	Former Covent Garden site, Cork Street		Permitted – under construction	SCC	17	A	Detailed Consent	0	0	0	0	0	0	0	9	9	8	0	0	0	0	0
764	The Old School Building, Columbia	20/02026/LP3	Permitted - Under construction	SCC	15	A	Detailed Consent	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0
063	Vaux Brewery (site of), Gill Bridge Avenue	15/02557/HY4 21/00225/FU4	Permitted – under construction	Siglion	135	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	82	53	0	0	0
081	Chapelgarth site	16/00388/HY4 20/02335/LR4 22/00151/FUL	Permitted – under construction	Siglion/ Millers/ Story Homes/ Duchy	750	A/B	Detailed Consent	0	0	0	0	5	33	48	64	150	108	76	80	67	50	219
463A	Land North of Usworth Hall	None at present	Allocated CSDP Site	Story Homes	200	B	Allocated CSDP Site	0	0	0	0	0	0	0	0	0	0	0	0	31	36	133
766	55 John Street	21/01651/FUL	Permitted- Not started	Sundridge Properties Ltd- Graeme Cummings - agent	5	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
465	Land adjacent to Herrington Country Park	20/02027/HE4	Application pending	Taylor Wimpey	440	B	Allocated CSDP Site	0	0	0	0	0	0	0	0	0	0	10	52	52	52	274
567	Land To The North Of Stone Cellar Road Usworth	22/00137/FU4	Application Pending	Taylor Wimpey	49	B	Allocated CSDP Site	0	0	0	0	0	0	0	0	0	0	0	30	19	0	0
733	The Inn Place, Knollside Close	18/00749/FUL 20/00165/VAR	Permitted – under construction	The Inn Place Partnership	19	A	Detailed Consent	0	0	0	0	0	0	0	0	0	19	0	0	0	0	0

751	6 Toward Rd	20/01528/FUL	Permitted – Not started	Thornley Developments	5	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
767	Clifton Hall, Douro Terrace	20/02005/FUL	Permitted - Not started	Vardy Foundation	9	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0
098	Ayton Village Primary School, Dunlin Drive, Ayton	19/01484/FU4	Permitted – Under Construction	Vistry Group	56	A	Detailed Consent	0	0	0	0	0	0	0	38	38	18	0	0	0	0	0
421	Quarry House Lane, East Rainton	16/01541/FUL	Permitted - Under Construction	Wynyard Homes	33	A	Detailed Consent	0	0	0	0	0	0	0	0	0	21	12	0	0	0	0
755	Former HSBC 14 Fawcett Street	20/00535/FUL	Permitted – under construction	X8 Properties Ltd	15	A	Detailed Consent	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0
85	Former Groves Site	None at present	Allocated site	SCC	720	B	Allocated site	0	0	0	0	0	0	0	0	0	0	0	0	30	30	0
731	Civic Centre	21/02938/FD4	Permitted – under construction	Vistry Group	265	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	15	30	30	30	160
163	Amberley and Harrogate street	22/00970/FU4	Application pending	TBC	79	B	Brown field land	0	0	0	0	0	0	0	0	0	0	0	20	43	40	0
448	Penshaw House	21/01969/FU4	Permitted - not started	Vistry Group	72	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	72	0	0	0
768	Princess Of Wales Centre Hylton Road	21/01825/FU4	application pending	MCC Homes	19	B	Application pending	0	0	0	0	0	0	0	0	0	0	19	0	0	0	0
175	Land at Fulwell Quarries	21/02676/OU4		Gentoo Group	110	B	Outline	0	0	0	0	0	0	0	0	0	0	0	0	6	30	74

Appendix 3: Site Profiles for each site in the five year housing land supply

Site Name: 6 Toward Road						
SHLAA Ref: 751	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 20/01528/FUL			Decision Date 1: 14/01/2021			
Planning Details 1: Conversion of existing building to 6no. Apartments						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 6	Units Complete: 0		Units Under Construction: 0		Units not started: 6	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): The development is a category A site having full planning permission in place for the conversion of an HMO to 6 apartments. (As the property is currently an HMO the units forecast have reduced by 1 to take account of the existing dwelling unit). The forecasts have been set out in line with the 2021 APS and as such are programmed for completion in year 1.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	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
STAGE 1: Site proforma returned? No			STAGE 1: Did SCC agree with Delivery Proforma?: N/A No proforma received			
STAGE 1: Developer feedback to initial site forecast consultation The developer did not respond to the initial consultation as such the site remains in year 22/23 for delivery forecasts (year 1).						
STAGE 1: Developer Outcome No response received. Further contact and information will be sought where possible through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The forecasts as originally set out have been taken forward.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	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
Developers history of delivery in Sunderland and/or progress with site to date: Planning application approved January 2021. Conversion is programmed for full completion in 22/23.						
STAGE 1: Conclusion The development has full planning permission in place to convert to 6 apartments (5 net). The forecast for completion has been set in line with the SHLAA methodology, of which the agent for the developer has previously agreed to. As such it is considered that all of the units will be delivered within the five-year period.						
STAGE 2: Consultation Feedback						

No comments received to the consultation. However, a conversation with the agent for the site indicated that works will start on site later this year (2022).

STAGE 2: Council Response

Based on the works starting on site later in 2022, the site has been pushed back to year 2 for completion.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	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

Final APS Conclusion

The development has full planning permission in place to convert to 6 apartments (5 net). The forecast for completion has been set in line with the most recent information received from the agent, which is that the site is programmed to start on site later in 2022. As such it is considered that all of the units will be delivered by year 2 and within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: 4 Front Street, Fence Houses						
SHLAA Ref: 752	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 20/01626/FUL			Decision Date 1: 2/2/2021			
Planning Details 1: Change of use from offices into 5no. apartments at first and second floor, sub division of ground floor into two units with external alterations to windows and facades on all elevations. Installation of new Velux windows to roof.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 7		Units Complete: 0		Units Under Construction: 4		Units not started: 3
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available): The development involves a change of use from office accommodation to apartments. Full planning consent in in place. The forecasting has been applied in line with the 2021 APS and as such are programmed for completions in year 1.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	7	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A No proforma received				
STAGE 1: Developer feedback to initial site forecast consultation						
No response was received as part of the initial consultation exercise, as such the completions remain in line with the SHLAA methodology for 22/23 (year 1).						
STAGE 1: Developer Outcome						
No response received. Further contact and information will be sought where possible through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
N/A						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	7	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site has full planning permission in place and the completion data has been forecast in line with the SHLAA methodology.						
STAGE 1: Conclusion						
The development has full planning permission in place to change the use to 7 apartments. The forecast for completion has been set in line with the SHLAA methodology, as such it is considered that all of the units will be delivered within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received to the consultation						
STAGE 2: Council Response						

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	7	0	0	0	0	0

Final APS Conclusion

The development has full planning permission in place to change the use to 7 apartments. The forecast for completion has been set in line with the SHLAA methodology, recent records indicate the site is now under construction. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Former Garage, Westholme Terrace						
SHLAA Ref: 753	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 19/01593/FUL			Decision Date 1: 29/05/2020			
Planning Details 1: Change of use from disused petrol station to C3 residential class use for the erection of 8no. 4 bedroom townhouses with associated 12no parking bays to rear.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 8	Units Complete: 0	Units Under Construction: 0	Units not started: 8			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): The development has full planning permission in place, as such the completion forecasts have been set out in line with the 2021 APS, programmed for completion in year 1.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	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

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A No proforma received				
STAGE 1: Developer feedback to initial site forecast consultation						
No response was received to the initial consultation.						
STAGE 1: Developer Outcome						
No response received. Further contact and information will be sought where possible, through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
N/A						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	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
Developers history of delivery in Sunderland and/or progress with site to date:						
The site has full planning permission in place for the development of 8 townhouses and the completion forecasts have been set in line with the SHLAA methodology.						
STAGE 1: Conclusion						
The development has full planning permission in place for the construction of 8 dwellings. The forecast for completion has been set in line with the SHLAA methodology, as such it is considered that all of the units will be delivered within the five-year period.						
STAGE 2: Consultation Feedback						
No Comments received to the consultation						
STAGE 2: Council Response						

No indication of a start on site from council records. Site to be moved back to year 2, as planning consent would allow for this.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	8	0	0	0	0

Final APS Conclusion

The development has full planning permission in place for the construction of 8 dwellings. The forecast for completion has been set in line with the SHLAA methodology for a site that has full planning permission in place, as such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Former HSBC Bank, 14 Fawcett Street						
SHLAA Ref: 755	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 20/00535/FUL			Decision Date 1: 23/10/2020			
Planning Details 1: Change of use from financial & professional services (A2) for the conversion upper floors to 15 apartments (C3) and alterations to ground floor to provide retail unit and new bin store.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 15	Units Complete: 0	Units Under Construction: 15	Units not started: 0			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available): Full planning permission in place for the conversion of former bank to 15 apartments. Completion forecast for year 1 in line with 2021 APS.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	15	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
The developer responded to the initial consultation confirming the proposed completion forecasts and confirming that the works have started on site.						
STAGE 1: Developer Outcome						
Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The forecasts remain within year 1 as work has started on site.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	15	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site has full planning permission in place, work has started on site and is due for completion in 22/23.						
STAGE 1: Conclusion						
The development has full planning permission in place to convert to 15 apartments. The forecast for completion was initially set in line with the SHLAA methodology, of which the agent for the developer has agreed to. The works onsite have now started, as such it is considered that all of the units will be delivered within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received to the consultation						
STAGE 2: Council Response						
N/A						

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	15	0	0	0	0	0

Final APS Conclusion

The development has full planning permission in place to convert to 15 apartments. The forecast for completion was initially set in line with the SHLAA methodology, of which the agent for the developer has agreed to. The works onsite have now started, as such it is considered that all of the units will be delivered within the five-year period. This is not a disputed site.

Site Name: 34 Villiers Street						
SHLAA Ref: 756	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 18/02239/FUL			Decision Date 1: 20/01/2020			
Planning Details 1: Removal of roof over rear yard, erection of three-storey rear extension, rear dormer window, installation of domestic frontage, fenestration and other external alterations to 34 Villiers Street and retained outbuilding to facilitate conversion into 9 no. residential apartments.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 7	Units Complete: 0	Units Under Construction: 7	Units not started: 0			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): The site has full planning permission in place for the conversion of a garage to 9 apartments, as 2 flats are already in place the net capacity is 7 units. The completion forecasts have been set in line with the 2021 APS and as such expected completions in year 1.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

0	7	0	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded to the initial consultation confirming agreement with the proposed completion date and set out that construction is on site has now started.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The forecasts taken forward remain in line with the 2021 APS.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	7	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Full planning permission in place for the conversion of a former garage and flats to 9 apartments (7 net). The completion forecasts have been set in line with the 2021 APS, of which the agent has agreed with and confirmed that work on site has now started.						
STAGE 1: Conclusion The development has full planning permission in place to convert to 9 apartments (7 net). The forecast for completion has been set in line with the 2021 APS of which the agent for the developer has agreed to and confirmed works have started on site. As such it is considered that all of the units will be delivered within the five-year period.						
STAGE 2: Consultation Feedback						

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	7	0	0	0	0	0

Final APS Conclusion

The development has full planning permission in place to convert to 9 apartments (7 net). The forecast for completion has been set in line with the 2021 APS of which the agent for the developer has agreed to and confirmed works have started on site. All of the units will be delivered within the five-year period. No representations have been received, this is not a disputed site.

Site Name: Parsons House, 20 Parsons Road						
SHLAA Ref: 757	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 21/00245/PCJ			Decision Date 1: 26/03/2021			
Planning Details 1: Change of office building (B1) to dwelling house (C3) from ground to fourth floor including 40 apartments.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 40	Units Complete: 0	Units Under Construction: 40	Units not started: 0			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): The site contains a former office block which has prior notification approval for change of use to residential, as such the site is classed as a category A site. The completion forecasts are set out in line with the SHLAA methodology and the 2021 APS and are set out for 22/23 year 1. As this is an apartment block, all completions are forecast for one year, due to the nature of a conversion and completion sign off.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	40	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A No proforma received				
STAGE 1: Developer feedback to initial site forecast consultation						
No response was received as part of the initial consultation exercise, as such the completions remain in line with the 2021 APS, this being in 22/23.						
STAGE 1: Developer Outcome						
No response received. Further contact and information will be sought where possible through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The forecasts as originally set out have been taken forward.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	40	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Site has prior notification in place to change from office block to residential, the scheme is programmed for completion 22/23.						
STAGE 1: Conclusion						
The development has prior notification approval for change of use to residential for 40 units. The forecast for completion has been set in line with the 2021 APS, anticipated 22/23. As such it is considered that all of the units will be delivered within the five-year period.						
STAGE 2: Consultation Feedback						

Comments from the developer confirmed that the scheme is well underway and anticipating completions by late 2022/early 2023. With worse case scenario completions by late 2023.

A comment was received in relation to this site from Barratt David Wilson stating that the decision notice states 32 units, not 40.

STAGE 2: Council Response

Based upon the information received from the developer, it is likely that all completions will be undertaken within year 1 (22/23), however the completion forecasts have been pushed back to 23/24 to ensure full completion and cover the worst case scenario.

In response to Barratt David Wilson’s comment, the 32 units relates to a previous prior consent for the site (20/00755/PCJ), which was granted consent in 2020. A further prior notification for 40 units was submitted in 2021 on the same site and approved March 2021, of which the numbers are reflected in this APS and is now under construction.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	40	0	0	0	0

Final APS Conclusion

The development has prior notification approval for change of use to residential for 40 units. Work has started on site with an anticipated completion date of late 2022/early 2023. The developer has indicated worst case scenario of completion late 2023, as such the completion data is pushed back to year 2, (23/24). As such it is considered that all of the units will be delivered within the five-year period. This is not a disputed site.

Site Name: Land at James William Street						
SHLAA Ref: 758	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 19/01559/FUL			Decision Date 1: 22/04/2021			
Planning Details 1: Erection of apartment block to provide 13 no. residential units.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 13		Units Complete: 0		Units Under Construction: 13		Units not started: 0
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): The site has full planning permission in place for the erection of a 13 unit apartment block. The completion forecasts have been set in line with the 2021 APS and as such are programmed for year 1						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	13	0	0	0	0	0
STAGE 1: Site proforma returned? Yes				STAGE 1: Did SCC agree with Delivery Proforma?:		


							Yes
STAGE 1: Developer feedback to initial site forecast consultation							
The developer confirmed that initial site investigations have commenced and start on site is programmed for June 2022, with the scheme complete by May 2023.							
STAGE 1: Developer Outcome							
Completion forecast to be set back a year to 23/24.							
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:							
Completion forecasts adjusted in line with developer's response.							
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.							
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.	
0	0	13	0	0	0	0	
Developers history of delivery in Sunderland and/or progress with site to date:							
Brownfield vacant site with full planning permission in place for a 13 unit apartment block. Completion units forecast for 23/24 in line with developer's programme.							
STAGE 1: Conclusion							
Site with full planning permission in place for the erection of a 13 unit apartment block. Completions forecast for year 2 in line with the developer's programme. No evidence has been submitted to indicate the units will not be delivered with the five-year period.							
STAGE 2: Consultation Feedback							
No comments received to the consultation							
STAGE 2: Council Response							
N/A							
STAGE 3: Disputed site?							
No							

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	13	0	0	0	0

Final APS Conclusion

Site with full planning permission in place for the erection of a 13 unit apartment block. Completions forecast for year 2 in line with the developer's programme. Works have now commenced on site and as such all completions anticipated within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Former Lambton Cokeworks Site (Elba Park)			
SHLAA Ref: 061	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 09/02328/REM		Decision Date 1: 24/12/2009	
<p>Planning Details 1: 09/02328/REM - 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)</p> <p>16/00430/FUL - substitution of house styles for 120 homes of the 359 houses to enable better sales.</p>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 359	Units Complete: 350	Units Under Construction: 9	Units not started: 0
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available):</p> <p>Category A site with detailed consent and under construction for development of 359 dwellings. The site is nearing full completion with 15 units complete in 21/22 and the remaining 9 units set out within year 1 in line with previous annual delivery rates on this site. The Council considered the forecast to be reasonable and deliverable within the five year period.</p>			

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
350	9	0	0	0	0	0

STAGE 1: Site proforma returned? Yes	STAGE 1: Did SCC agree with Delivery Proforma?: Yes
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STAGE 1: Developer feedback to initial site forecast consultation
The developer responded to the initial consultation setting out that the scheme has 9 units remaining, which are all forecast for completion in year 1.

STAGE 1: Developer Outcome
Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:
No issues raised. Forecasts in line with developer’s response.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
350	9	0	0	0	0	0

Developers history of delivery in Sunderland and/or progress with site to date:
The developer has a good track record of housing delivery in the city. This is a large site with a total of 359 units over the two phases, which has been under construction for a number of years. The 1st phase is already complete and a number of units remaining on 2nd phase which are due for completion 22/23, which will then see the whole site complete.

STAGE 1: Conclusion
The inclusion of this site and its trajectory is not disputed. The site is under construction, with most units having already been completed. The developer has confirmed the

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

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
350	9	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction, with most units having already been completed. The developer has confirmed the anticipated delivery rates for the remaining units. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Ryhope and Cherry Knowle Hospital			
SHLAA Ref: 062	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A/B	A/B Sub Category: A-Detailed consent B-Outline Consent/allocated site
Planning Ref 1: 16/01524/HYB		Decision Date 1: 26/06/2017	
<p>Planning Details 1: 16/01524/HYB - 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 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>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: 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- Two school extensions, providing a total of 210 new primary school places, were delivered at Benedict Biscop Primary Academy and St Pauls CE Primary School for September 2021. One further extension is planned to provide SEND (Special Education Needs and Disability) provision at a local primary school. This is currently projected to be complete for September 2024. The Council is also investing in the rebuild of a local secondary school in order to provide a further 150 secondary places to the SSGA.

New SEND School - A new SEND school, to replace the existing Sunningdale School and provide additional capacity, is to be provided in the vicinity of the SSGA, the site is within Council ownership. Construction is underway and will be complete for September 2022.

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. The RDLR has secured planning permission and is now on site, construction is anticipated to take 12 months and be complete by December 2022. The 'Fourth Arm' is to be constructed as part of Land North of Burdon Lane development. The development proposal was approved at planning committee in March 2021 and is now on site and due to be complete by December 2022.

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 initial landscape site strip has been completed and the civils works are expected to commence in October 2022 and will be complete by Autumn 2023.

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 are now complete.

S106 Contributions and delivery - It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for the 4 sites.

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.

Site Capacity: 800	Units Complete: 216	Units Under Construction: 41	Units not started: 543
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STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available):

Category A site with detailed consent and under construction. 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 and the developer’s previous forecasts. The 21/22 completions for this site (53 units) are slightly lower than the 60 units anticipated, however based on the previous two years completion data 84 and 75 units, the two outlets are more than meeting overall forecasts. Therefore, the Council considers the forecast of 60 units per annum to be reasonable and deliverable within the five year period.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
216	60	60	60	60	60	284
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded to the initial consultation indicating slightly higher completion numbers than the City Council records, (230 against the LA's 216) and the remaining units are forecast for year 1 and 2 in line with the detailed consent. Homes England who own the remainder of the site, which is subject to outline consent for the remainder of the units (496 phases 2 and 3) have confirmed that delivery of these units will follow on from the Barratt scheme and they are looking to bring these phases to the market in Autumn 2022.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Council records indicate 53 units had been complete on the site in 21/22, taking the total completions as of 21/22 to 216. This overall data is slightly different from the developers records, which is due to lag in data collection. To ensure consistency council data is utilised and the 14 unit difference is included within the remaining years forecasts. The forecasts set out by Barratt Homes are considered acceptable, however the forecasts for years 4 and 5, have been reduced down from the HE anticipated 84/106 to 60 per an to reflect the fact that the developer and the number of outlets on site is not yet known.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
216	62	26	38	60	60	338
Developers history of delivery in Sunderland and/or progress with site to date:						

The 1st 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. This 1st phase has 88 units remaining. Barratt Homes and David Wilson Homes have a good track record of housing delivery within the city and this scheme has yielded very high numbers of completions which is in response to the site being a highly attractive greenfield, accessible site in a good market area.

The remaining 496 units, (of which 158 fall within the five-year land supply), 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 outline consent is subject to a condition which indicates the reserved matters for the outline should be submitted within 10 years of the date of the consent, as such the outline element does not lapse until 2027) The remaining phases of the development are anticipated to begin once this 1st phase comes to an end and the land owner (Homes England) is looking to bring the site to the market in Autumn 2022, with submission of reserved matters in 2023. 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.

STAGE 1: Conclusion

The site has outline planning permission in place for 800 units, of which 304 have full consent and are being delivered by Barratt Homes, with 216 units already complete and the remaining 496 units subject to the outline consent. The forecast for the remaining units are considered deliverable based on previous completions on the site.

A number of the units within the five-year supply (158, 38 in year 3 and 60 in year 4 and 5) fall within Category B and are subject to a CSDP site allocation and subsequently outline planning consent. Homes England have confirmed that reserved matters applications are anticipated to be submitted in 2023, with dwellings to be delivered following the completion of the Barratt homes scheme in year 3. However the forecasts have been reduced down to 60 units per annum rather than the higher forecasts set out by Homes England to reflect the fact that the developer at this point is unknown.

The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

Through the consultation process Nexus mentioned that they still have some concerns regarding access to bus within the South Sunderland Growth Area, and recent cuts to bus services have the potential to discourage residents from opting to travel via sustainable modes. They also mention they will seek to work pro-actively with the LPA, developers and Homes England on establishing new public transport links within the SSGA and the Ryhope Doxford Link Road will provide new opportunities for bus operators in the future.

Barratt David Wilson Homes made representations to the consultation 7th July 2022, indicating that they considered the timescales for delivery too early based upon the stages that the site is required to go through. They suggested a revised delivery timescale which resulted in first completions in 25/26.

Following the initial representation from Barratt David Wilson Homes a further representation was received from them (another member of staff) on 8th July 2022, setting out the same issue but suggesting the timescale for delivery should be October 2027. The council responded to the representations 12th July 2022 explaining that they have taken on board the initial representation (7th July 2022) and had proposed to adjust the forecasts in line with their suggestions, with first completions being in 25/26.

The council sent the representation onto the land owner, Homes England to gain further evidence regarding the delivery of the site and consider the comments put forward by Barratt David Wilson Homes.

Homes England responded to the Barratt David Wilson Homes comments 12th July 2022, setting out their delivery programme and suggesting that the site is expected to deliver completions in 24/25, which is earlier than the Councils revised timeline. This response was sent on to Barratt David Wilson Homes on 12th July 2022.

A further response was received form Barratt David Wilson Homes 12th July 2022 still disputing the site and no longer agreeing that first completions would take place in 25/26.

STAGE 2: Council Response

Nexus comments noted. However, the SSGA has an adopted SPD in place and all sites have either full or outline planning permission in place, as such bus access would have been discussed through these processes. No changes proposed to the APS.

In response to Baratt David Wilson Homes the council took on board the comments submitted on 7th July 2022 and adjusted the delivery timescales for the Category B

element of the site, starting completions in 25/26, at a lower rate to account for part year, rather than a full years completions. Homes England are still anticipating first completions in 24/25, however the council still consider this to be optimistic and have not adjusted the completion forecasting in line with Homes England’s response.

STAGE 3: Disputed site?

Yes. The site is disputed by Barratt David Wilson Homes.

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
216	62	26	0	20 (all Cat B)	60 (all Cat B)	416

Final APS Conclusion

The site has outline planning permission in place for 800 units, of which 304 have full consent and are being delivered by Barratt Homes, with 216 units already complete and the remaining 496 units subject to the outline consent. The forecast for the remaining units are considered deliverable based on previous completions on the site.

A number of the units within the five-year supply (80, 20 in year 4 and 60 in year 5) fall within Category B and are subject to a CSDP site allocation and outline planning consent.

The site also forms part of an adopted Supplementary Planning Document which was prepared to guide development of this site and a number of other sites within the immediate area.


Barratt David Wilson Homes dispute the outline element of the site as they do not consider this to be deliverable within the timescales set out, however the timescales have been adjusted to take on board the comments submitted by Barratt David Wilson Homes on 7th July 2022. With first completions of the outline element moved back to 25/26 and reduced down to reflect a part year.

Barratt David Wilson also dispute the timings and funding of highway works (new roundabout), which are to be put in place as part of the HIF funding. However, the highway works which relate to this site have been implemented and the works associated with the HIF funding are not related to the planning application for the site. Whilst trying to resolve the dispute for this site with Barratt David Wilson Homes they have been advised that the initial landscape site strip for the roundabout has been completed, however, the remaining works have been delayed due to land acquisition but this has

now been resolved. A contractor has been appointed and the civils works are now expected to be commenced in October 2022 and will be complete Autumn 2023. These works are funded through the Housing Infrastructure Fund with a project value of £5,571,333 which includes £900K contingency and allowances for inflation. Barratt David Wilson Homes still dispute the site.

In response to Barratt David Wilson comments, Homes England have again confirmed that dwellings are anticipated to be delivered following the completion of the Barratt homes scheme in year 3. However, the council have retained the first completions in 25/26 (year 4) in order to take a cautious approach.

This is a site that is allocated within a recently adopted Core Strategy and Development Plan (2020), it is part of an adopted Supplementary Planning Document which was prepared to guide development of a large housing growth area within the city. Part of the site is currently under construction by Barratt David Wilson Homes and the remainder of the site has outline consent, of which the land owner, Homes England have confirmed they are actively seeking to deliver sooner rather than later. The highway works associated with the scheme have been completed and further highway works as part of HIF funding will complement the delivery of the site. The council have adjusted the site forecasting so completions are in line with the comments given by Barratt David Wilson homes on 7th July 2022. From the evidence submitted the council consider an element of the outline consent to be deliverable within the five-year period.

Site Name: Vaux Brewery (site of), Gill Bridge Avenue			
SHLAA Ref: 063	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: A	A/B Sub Category: Detailed Consent
Planning Ref 1: 15/02557/HY4		Decision Date 1: 24/08/2016	
<p>Planning Details 1: 16/01684/VAR - 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.</p> <p>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.</p>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 21/00225/FU4		Decision Date 2: 20/07/2021	
<p>Planning Details 2: Detailed planning application comprising 132 no. residential units, 154sqm of ancillary ground floor space (use classes E(a), E(b), E(g) and F2(b))) suitable for cafe, retail or community enterprise, and a community allotment known as 'Kingsley Gardens' on land to the North of St, Mary's Way, Sunderland, including parts of the former Vaux Brewery Site and Galley's Gill. (amended plans received 17 March 2021, including amendment to red line boundary shown on the location plan).</p>			
Planning Status 2: Approved			
Planning Ref 3: 22/00173/FU4		Decision Date 3: 13/06/2022	

Planning Details 3:

Detailed planning application comprising 16 no. residential units with associated landscaping and access.

Planning Status 3 : Approved

Funding information: N/A

Site Capacity: 135

Units Complete: 0

Units Under Construction: 0

Units not started:
135

STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available):

Category A site with detailed consent for the development of 135 dwellings. 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 full planning consent for 135 dwellings. Annual forecasts have been set in line with the 2021 APS, of which the Council consider to be reasonable and deliverable within the five year period.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	33	67	32	0	0	0

STAGE 1: Site proforma returned?

Yes

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes

STAGE 1: Developer feedback to initial site forecast consultation

The City Council/Siglion revised the annual forecasts, removing any completions in year 1, having completions in year 2 and 3 and increased the number of completions in the first build year.

STAGE 1: Developer Outcome

Revise forecasts to remove completions from year 1 and increase the number of completions in year 2.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Forecasts adjusted in line with City Council/Siglion comments.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	82	53	0	0	0

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

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 was launched in Autumn 2020 and the Riverside Sunderland SPD adopted in December 2020.

The site gained outline consent in 2016 and reserved matters consent for 132 units in 2021. A further planning application was submitted in 2022 as a result of the Vaux site being a joint winner of the ‘Homes of 2030’ design competition which was launched and managed by Royal Institute of British Architects (RIBA).

The competition was designed to encourage environmentally friendly homes that support aging at home and enabling people in leading independent, fulfilling lives. The 16 homes, which formed part of the competition winners, have been designed to comply with the National Technical Housing Standards and include M4(1) (Visitable dwellings) and (2) (Accessible and adaptable) units. These units are Cluster 4 of the 2021 planning consent, however the original 2021 consent only had 13 units in Cluster 4 and as such this is the reasoning for the most recent planning application, which increase Cluster 4 to 16 units and the overall numbers to 135.

This most recent planning application was approved by Planning Committee on 13th June 2022 and works are anticipated to start on site at the end of June 2022.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is allocated in the CSDP and has full planning consent in place. The Council through its development partner (Siglion) is bringing forward the site for development and works have progressed to enable delivery, with a start on site programmed for June/July 2022. No further evidence

has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

Nexus confirmed their support for this site. SCC confirmed that as of 1st July 2022 works have started on site.

Barratt David Wilson Homes responded to the consultation asking if the works had started on site and if there was a developer on board.

STAGE 2: Council Response

The council responded to Barratt David Wilson Homes confirming that works started on site 1st July 2022 and confirming that the site is being brought forward through the council's development partner, Siglion.

STAGE 3: Disputed site?


Yes. The site is disputed by Barratt David Wilson Homes.

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	82	53	0	0	0

Final APS Conclusion

The inclusion of this site is disputed by Barratt David Wilson. The site is allocated in the CSDP and has full planning consent in place and a such is a category A site. The Council through its development partner (Siglion) is bringing forward the site for development and works have progressed to enable delivery, with works having started on site 1st July 2022. The Council consider the progression of this site demonstrates it is deliverable within the five-year period.

Site Name: Hylton Lane/Blaydon Ave, Hylton Lane						
SHLAA Ref: 079	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1:		Decision Date 1: 20/11/2020				
Planning Details 1: Erection of 71 no. affordable residential dwellings (Class C3)						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 71	Units Complete: 0	Units Under Construction: 0	Units not started: 71			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available): Category A site, with full planning consent in place. The initial forecasts are based upon the 2021/22 APS. The site is part of Gentoo Group's 5 Year Delivery Plan and is part of the Affordable Homes Programme, as such the delivery rates identified are in line 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. The Council considers the forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	71	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
The developer responded to the initial consultation stating that construction has now commenced on site, however works have been delayed and completions are not anticipated until 23/24.						
STAGE 1: Developer Outcome						
Developer suggests completions are pushed back by one year to 23/24. This is considered reasonable.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The Council agree to the forecast that all units will be complete by 2023/24 as works have started on site now and it is acknowledged that the site is funded as part of the Affordable Housing Programme and therefore completion dates are tied to this funding.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	71	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
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 which has full planning in place. The site is part of Gentoo Group's 5 Year Delivery Plan and is part of the Affordable Homes Programme. Gentoo have a good track record of housing delivery within the city.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site has a full planning permission in place and has funding agreed as part of Gentoo's Affordable Housing Programme. The end date for the site to be fully complete being pushed back to 23/24 is considered reasonable due to the delay with starting 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.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	71	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has a full planning permission in place and has funding agreed as part of Gentoo's Affordable Housing Programme and works have started on site. The end date for the site to be fully complete being pushed back to 23/24 is considered reasonable due to the delay with starting 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. This is not a disputed site.

Site Name: Chapelgarth site			
SHLAA Ref: 081	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent Outline consent
Planning Ref 1: 16/00388/HY4		Decision Date 1: 21/12/2016	
<p>Planning Details 1: 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.</p> <p>All Matters apart from access to be reserved in relation to the outline elements of the proposals.</p> <p>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>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 16/02356/LR4		Decision Date 2: 17/05/2017	
<p>Planning Details 2: 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). Reserved Matters application is permitted and under construction. (Miller Homes)</p>			
Planning Status 2: Approved			
Planning Ref 3 (if applicable): 20/01323/LR4		Decision Date 3: 03/12/2020	
<p>Planning Details 3: Reserved Matters consent for up to 115 no residential units, landscaping, and internal road networks along with up to 505sqm of Local Equipped Area</p>			

for Play (LEAP) and 2.07Ha of Suitable Alternative Natural Greenspace (SANG) (Hybrid approval ref : 16/00388/HY4). (Story Homes)

Planning Status 3: Approved

Planning Ref 4 (if applicable):

21/00142/LR4

Decision Date 4: 21/05/2021

Planning Details 4: Reserved Matters consent for Erection of 179no residential dwellings and associated engineering works (Hybrid approval ref: 16/00388/HY4). (Duchy Homes)

Planning Status 4: Approved

Funding information:

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 - Two school extensions, providing a total of 210 new primary school places, were delivered at Benedict Biscop Primary Academy and St Pauls CE Primary School for September 2021. One further extension is planned to provide SEND (Special Education Needs and Disability) provision at a local primary school. This is currently projected to be complete for September 2024. The Council is also investing in the rebuild of a local secondary school in order to provide a further 150 secondary places to the SSGA.

New SEND School - A new SEND school, to replace the existing Sunningdale School and provide additional capacity, is to be provided in the vicinity of the SSGA, the site is within Council ownership. Construction is underway and will be complete for September 2022.

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. The RDLR has secured planning permission and is now on site, construction is anticipated to take 12 months and be complete by December 2022. The 'Fourth Arm' is to be constructed as part of Land North of Burdon Lane development. The development proposal was approved at planning committee in March 2021 and is now on site and due to be complete by December 2022.

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 initial landscape site strip for the works has been completed and the civils works are expected to commence in October 2022 with the works programmed for completion Autumn 2023. 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 are now complete.

S106 Contributions and delivery - It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for the 4 sites.

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.

Site Capacity: 750	Units Complete: 150	Units Under Construction: 87	Units not started: 513
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STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available):

Site has outline consent for 750 dwellings. Phase 1 is being delivered by Miller Homes who have reserved matters approval in place for 160 units, which is under construction. Phase 2 is being delivered by Story Homes who have reserved matters approval in place for 113 units and is under construction. Phase 3 is to be developed by Duchy Homes who also have reserved matters approval in place for 178 units. As such 299 units remain under the outline consent.

Phases one and two are currently under construction by Miller Homes and Story Homes, with 138 completions haven been undertaken as of 21/22 and the remaining units forecasts include each developer’s programme which results in high delivery rates for years 2 through to 4, accounting for multiple outlets developing their respective phases on site at the same time.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
138	104	81	55	40	40	292

STAGE 1: Site proforma returned?

Yes

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes

STAGE 1: Developer feedback to initial site forecast consultation

A response was received to the initial consultation from both Story Homes and Duchy Homes and a Teams call with Sunderland City Council on behalf of Siglion confirmed the intended build programme for the full site. Following the availability of the full 21/22 completion data, council records indicate that the site had 64 units completed in 21/22, taking the total units complete to date to 150. Developer feedback indicated slightly different build forecasts from those set out in the initial consultation and initial discussions between Siglion and a developer for phase 4 have started to take place.

STAGE 1: Developer Outcome

Forecasts to be revised slightly.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The build programme of all three developers are considered reasonable and as such have been taken forward and will be delivered within the five-year period. As discussions are underway with regards Phase 4, it is anticipated that units from this phase will also be delivered within the five-year period.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
150	108	76	80	67	50	219

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 1st phase of the development in 2017 for 160 units, this part of the site was sold to Miller Homes. The development of this 1st phase is well underway with 132 units complete. The site is considered a category A site. Story Homes have consent in place to deliver 113 dwellings which are all anticipated to be delivered in the five-year period and 18 units were complete in 21/22 Duchy homes are delivering phase 3 which also has full planning permission in place and first completions from this, phase 3 are programmed for 22/23. Both Miller Homes and Story Homes have a good track record of delivery within the city, however Duchy Homes are new to Sunderland. The remainder of the site is still within the ownership of Siglion and is categorised as Category B sites (allocated in the CSDP and benefiting from outline consent) and has 80 units within the five-year supply (which will deliver 20 units in year 4, 30 in year 5 and 30 in year 6 as part of phase 4) The site will have a total of six phases, with phases 5 and 6 programmed after the five-year period.

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.

STAGE 1: Conclusion

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

Phases 1 and 2 are under construction the developers and Siglion have confirmed the anticipated delivery rates for the remaining units and phases. No further evidence has

been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
150	108	76	80 (of which 20 are Cat B)	67 (of which 30 are Cat B)	50 (of which 30 are Cat B)	219

Final APS Conclusion

Phases 1 and 2 are under construction the developers and Siglion have confirmed the anticipated delivery rates for the remaining units and phases. 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 inclusion of this site and its trajectory is not disputed. This is not a disputed site.

Site Name: Former Easington Lane Primary School Building			
SHLAA Ref: 086	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 18/01963/FU4		Decision Date 1: 02/05/2019	
Planning Details 1: 18/01963/FU4 - Erection of 116no dwellings including access, public open space, parking provision, hard and soft landscaping, and associated infrastructure - permitted 16/04/2019			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 116	Units Complete: 96	Units Under Construction: 9	Units not started: 11
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available):</p> <p>Category A site with detailed consent and under construction for development of 116 dwellings. 53 units complete in 21/22 as such the remaining 25 units have been included within year 1. The Council considers the forecast to be reasonable and deliverable within the five year period.</p> <p>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>			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
91	25	0	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded to the initial consultation indicating that they agreed with the forecasts set out. Following the availability of the full 21/22 year completion data, council records indicate 58 units complete in 22/23 with 20 remaining.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The completion data has been amended to reflect up to date records and the remaining units have been forecast for year 1.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
96	20	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: The development started a year earlier than anticipated and 96 units have been completed as of 21/22.						
STAGE 1: Conclusion 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 developers forecasts and considered reasonable based upon previous delivery.						

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
96	20	0	0	0	0	0


Final APS Conclusion

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 developers forecasts and considered reasonable based upon previous delivery. This is not a disputed site.

Site Name: Southwick Primary School, Clarence Street						
SHLAA Ref: 091	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 19/01740/FU4			Decision Date 1: 24/07/2020			
Planning Details 1: Residential development comprising of 37no. units with associated access and landscaping and the stopping up of existing footpaths to the north of the site. (Amended Description 14/11/19)						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 37		Units Complete: 11		Units Under Construction: 26		Units not started: 0
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available): Category A site with full planning permission in place and site under construction. The scheme was anticipated for full completion in March 2022, however no completion data had been received, as such the dwellings were forecast for year 1. The Council consider these forecasts to be reasonable and as such deliverable.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

0	37	0	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded to the initial consultation indicating that 11 units were complete as of 31 st March 2022, with the remaining 26 units forecast for completion April/May 2022. The scheme is funded by Homes England Affordable Homes Programme as such all units have an agreed completion date in place with the developer.						
STAGE 1: Developer Outcome Revisions to the build forecast based upon completions as of 31 st March 2022.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Local Authority completion data as of 31 st March 2022 indicated 11 units complete, as such the remaining units have been forecast for year 1, which is in line with the developer's forecasts.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
11	26	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Category A site which has full planning permission in place. Site is under construction with 11 units complete as of 31 st March 2022. The remaining units are programmed for completion April/May 2022, which is year 1 of the five-year supply. The scheme is funded by Homes England Affordable Homes Programme.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site has full planning consent and is under construction with 11 units complete in 21/22. The site is subject to Homes England funding to secure delivery. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						

STAGE 2: Consultation Feedback						
No comments received to the consultation						
STAGE 2: Council Response						
N/A						
STAGE 3: Disputed site?						
No						
Final Forecast						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
11	26	0	0	0	0	0
Final APS Conclusion						
<p>The site has full planning consent and is under construction with 11 units complete in 21/22. The site is subject to Homes England funding to secure delivery. 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 inclusion of this site and its trajectory is not disputed. This is not a disputed site.</p>						

Site Name: Ayton Village Primary School, Dunlin Drive, Ayton						
SHLAA Ref: 098	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 19/01484/FU4			Decision Date 1: 18/12/2019			
Planning Details 1: Construction of 56 dwelling houses and associated infrastructure						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 56	Units Complete: 38	Units Under Construction: 1		Units not started: 17		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category A site with detailed consent for the development of 56 dwellings. Site is under construction and all units were anticipated for completion in 21/22, however completion data as of February 2022 shows 32 units complete. The remaining 24 units have been forecast for year 1. The Council considers the developer forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
32	24	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		No				
STAGE 1: Developer feedback to initial site forecast consultation						
N/A No proforma received.						
STAGE 1: Developer Outcome						
No response was received as part of the initial consultation exercise, as such the outstanding completions have been forecast for year 1.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
No response received. Further contact and information will be sought where possible through the APS process. Local Authority completion data as of 31 st March 2022 indicates 38 units complete, as such the remaining 18 units have been forecast for year 1.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
38	18	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site is a brownfield site which was previously cleared prior to the subsequent acquisition of the site by the developer from the Council. Construction started on site in spring 2020.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site has full planning permission and is under construction with 38 units complete and site completion expected within 22/23. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						

STAGE 2: Consultation Feedback

The developer did not respond to the stage 2 consultation. Nexus responded to the consultation setting out how well served this area is with bus services. No further comments were received in relation to the site.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
38	18	0	0	0	0	0

Final APS Conclusion

The site has full planning permission and is under construction with 38 units complete and site completion expected within 22/23. 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 inclusion of this site and its trajectory is not disputed. This is not a disputed site.

Site Name: High Ford Estate, Flodden Road			
SHLAA Ref: 106	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 11/01794/FUL		Decision Date 1: 25/10/2012	
Planning Details 1: Erection of (285) 2, 3 and 4 bedroom dwellings with associated highways, landscaped green spaces, car parking and stopping up of highway.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 285	Units Complete: 280	Units Under Construction: 5	Units not started: 0
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available):</p> <p>Category A site with detailed consent and under construction for development of 285 dwellings. Site nearing completion with 280 units complete as of 21/22, (of which 19 complete in 21/22). Remaining 5 units forecast for year 1.</p> <p>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.</p> <p>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>			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
280	5	0	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Response from developer confirms that the site is now complete.						
STAGE 1: Developer Outcome Disagrees with initial forecast as site is complete.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Notwithstanding the fact that the developer has confirmed the site is complete, due to the lag time with receiving completion data and to ensure records are consistent, the site is retained in the supply and the 5 remaining units are forecast for completion in year 1.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
280	5	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Large site with a long build out, development is nearing completion with 5 units remaining and anticipated to be complete within the next year. The developer has a good track record of housing delivery within the city.						
STAGE 1: Conclusion 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.						
STAGE 2: Consultation Feedback						

No comments were received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
280	5	0	0	0	0	0

Final APS Conclusion

The site is under construction, with the majority of dwellings already having been completed, with the site programmed for full completion 22/23. The inclusion of this site and its trajectory is not disputed. This is not a disputed site.

Site Name: Phases 1-6, Chester Road			
SHLAA Ref: 107	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A/B	A/B Sub Category: A-Detailed consent B-Brownfield Register
Planning Ref 1: 18/00255/FU4		Decision Date 1: 28/06/2019	
Planning Details 1: Construction of 118 dwelling houses, including drainage infrastructure, landscaping, public open space and stopping up of public highway.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 450 (118 1 st phase)	Units Complete: 23	Units Under Construction: 35	Units not started: 392
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available): Category A site with detailed consent and under construction for the development's first phase (118 dwellings). Forecasts were based upon the number of completions in 21/22, which were lower than anticipated (16), as such the future build out rate was reduced down to 26 dwellings per year. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
16	26	26	26	30	30	296
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Gentoo confirmed a slightly higher completion number for 21/22 and increased the anticipated build forecasts for the site to 31 units a year for the first three years and stepping down to 30 thereafter. It is recognised that the site has full planning consent for 118 dwellings, as such 6 units from year 4 and all 30 from year 5 fall under a Category B site, as the site is included within the brownfield land register. The developer has confirmed that this will be part of phase 2 of the scheme and the development will continue to build out, as this is the approach taken on other Gentoo schemes throughout the city. The planning application for Phase 2 is anticipated for submission in 2022.						
STAGE 1: Developer Outcome Disagree with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The Council have updated the forecasts to be consistent with the latest projections by Gentoo. However, completion data has been set in line with Local Authority records, which based on updated year end is 23 units, the additional 2 units which Gentoo have recorded as complete have been included within year 1 forecasts, taking this up to 33 units.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
23	33	31	31	30	30	272
Developers history of delivery in Sunderland and/or progress with site to date: The site is under construction and yielding completions. 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 in part, until year 4, of which 36 units are forecast within the five-year period and the remainder in the following years.

STAGE 1: Conclusion

Phase 1 of the development is under construction, with the planning application for phase 2 anticipated to be submitted in 2022. The developer has confirmed the anticipated delivery rates. The inclusion of this site and its trajectory is not disputed.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
23	33	31	31	30 (of which 6 are Cat B)	30 (of which are all Cat B)	272

Final APS Conclusion

Phase 1 of the development is under construction, with a full planning application for phase 2 (currently a category B site) anticipated to be submitted in 2022 to enable the development to continue to build. This is the approach taken on other Gentoo schemes throughout the city. The developer has confirmed the anticipated delivery rates. The inclusion of this site and its trajectory is not disputed. This is not a disputed site.

Site Name: Black Boy Road land at (Site A)			
SHLAA Ref: 128	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 16/02123/OU4		Decision Date 1: 30/01/2019	
Planning Details 1: 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.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 19/01826/REM		Decision Date 2: 22/02/2021	
Planning Details 2: 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.			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 141	Units Complete: 0	Units Under Construction: 37	Units not started: 104
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available): Category A site with full planning consent for the development of 141 dwellings. Build forecasts are based upon previous APS and the site is now under construction, as anticipated. The Council considers the developer forecast to be reasonable and deliverable within the five year period.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	10	30	30	30	30	11
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded to the initial consultation, agreeing with the forecasts for the site.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: N/A The developer agreed with the initial forecasts.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	10	30	30	30	30	11
Developers history of delivery in Sunderland and/or progress with site to date: Works have started on site with 37 units currently under construction. The scheme is expected to yield 10 completions in year 1, followed by 30 a year for the remainder of the five-year period, with 11 units in year 6. The developer has a good track record of housing delivery within the city.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site has full planning consent and is under construction. The forecasts are based upon the previous APS and have been agreed by the developer. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						

STAGE 2: Consultation Feedback

Nexus responded to the consultation indicating that they would have concerns around further development within this area of Houghton-le-Spring. No further comments received to the consultation

STAGE 2: Council Response

This site has planning permission and is under construction, should any proposals for further development in this area come forward which do not benefit from planning permission will be subject to the planning process and the appropriate consultation.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	10	30	30	30	30	11

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has full planning consent and is under construction. The forecasts have been agreed by the developer. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Land at North Road			
SHLAA Ref: 138	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 11/02362/OUT		Decision Date 1: 29/07/2016	
Planning Details 1: Outline application for residential development with all matters reserved. (Environmental Statement Received 13.08.12). (Amended plans and additional information received 07.06 13).			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 17/00806/REM		Decision Date 2: 02/02/2018	
Planning Details 2: Reserved matters application following grant of outline planning permission (11/02362/OUT) for the erection of 300no. Dwellings			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 300	Units Complete: 107	Units Under Construction: 60	Units not started: 133
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available): Category A site with detailed consent and under construction for development of 300 dwellings, with 37 completions in 21/22. The proposed annual forecasts have considered the previous APS and the recent completion data and as such forecasts have been reduced down slightly to reflect this. The Council considers the forecast to be reasonable and deliverable within the five year period.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
106	40	40	40	40	34	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Persimmon responded to the initial consultation indicating that 106 units complete to date. Persimmon also indicated that the forecast for year 1 is anticipated to be slow as they are awaiting determination of a substitution of house types and additional units application.						
STAGE 1: Developer Outcome Suggested reduction in units forecast for year 1.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Following the availability of the full 20/21 year completion data, council records indicate 107 completions to date, (of which 38 were complete in 21/22). To ensure consistency the 38 units have been taken into account as complete and the additional unit has been deducted from year 6 completions. In line with the developers response, year 1 forecasts have been reduced to 30 units rather than the 40 previously set out.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
107	30	40	40	40	40	3
Developers history of delivery in Sunderland and/or progress with site to date: 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 107 completions as of 21/22. 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.						

STAGE 1: Conclusion

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, which are considered deliverable based on 21/22 completion data. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
107	30	40	40	40	40	3

Final APS Conclusion

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, which they have suggested reducing slightly for year 1 due to awaiting the determination of a substitution of house types application. Notwithstanding this the build forecasts are considered deliverable based on 21/22 completion data. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Seaburn Camp, Whitburn Road (North)						
SHLAA Ref: 154A	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 18/00609/FU4			Decision Date 1: 29/04/2019			
Planning Details 1: Development of 64 dwellings along with associated access, landscaping and other ancillary development.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 64	Units Complete: 63	Units Under Construction: 1		Units not started: 0		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category A site with detailed consent and under construction for development of 64 dwellings, with 60 completions as of 21/22. The Council forecast site delivery based on the remaining 4 units being delivered in 22/23. The Council considers the forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
60	4	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
The developer responded to the initial consultation indicating that the site is now fully complete.						
STAGE 1: Developer Outcome						
Developer records differ from Local Authority records.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
For consistency notwithstanding the fact that the developer has confirmed the site is complete, due to the lag time with receiving completion data and to ensure records are consistent, the site is retained in the supply and the 1 remaining unit is forecast for completion in year 1.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
63	1	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Miller Homes developing the site with 63 units now complete and the 1 remaining unit forecast for completion in year 1. Miller Homes have a good record of housing delivery on sites within the city.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the site is complete, however council records indicate 1 unit remaining, as such for consistency the site remains in the supply with the 1 unit forecast for completion in year 1. No further evidence has been presented to the Council to suggest non-delivery of the units.						

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
63	1	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and the developer has confirmed the site is complete, however council records indicate 1 unit remaining, as such for consistency the site remains in the supply with the 1 unit forecast for completion in year 1. No further evidence has been presented to the Council to suggest non-delivery of the units. This is not a disputed site.

Site Name: Land at Lambton Lane			
SHLAA Ref: 194	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: B	A/B Sub Category: Brownfield Register
Planning Ref 1: 17/00589/FUL		Decision Date 1: Application pending	
<p>Planning Details 1: Demolition of existing scrapyards and Cosyfoam industrial unit and erection of 271 no residential dwellings with associated access, landscaping and infrastructure.</p> <p>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).</p>			
Planning Status 1: Application pending			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 252	Units Complete: 0	Units Under Construction: 0	Units not started: 252
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available):</p> <p>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 due to the timescales from the original submission of the application the technical evidence documents are currently being updated. It is anticipated that the application will be reported to the Development Management Committee in year 1 (22/23). As such the forecasts have been set in line with this information and based upon the developer's history of tending to start on site in a relatively short time period following the grant of</p>			

planning permission. The Council considers the evidence above justifies the site's inclusion in the five year supply as a Category B site.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2022	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

STAGE 1: Site proforma returned?

Yes

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes

STAGE 1: Developer feedback to initial site forecast consultation

The developer responded to the initial consultation confirming the same forecasts.

STAGE 1: Developer Outcome

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

N/A Developer agreed with initial forecasts.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	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

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

The developer, Persimmon Homes, has an option on the site to purchase, subject to gaining planning consent. All relevant site investigations have been undertaken as part of the preliminary work for submitting the planning application. The survey work/technical studies are in the process of being updated due to the time period from the original submission. It is anticipated that the application will be reported to the relevant committee later this year.

The developer has a very 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.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is in the Brownfield Register and has full planning consent pending. The developer is in the process of updating technical studies. As such the forecasts have remained in year 2 for a small number of completions to account for this. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

Barratt David Wilson Homes made representations on the site stating that unlikely to deliver before 24/25 due to the average time from receipt of planning consent to delivery of completions being 18-24 months.

STAGE 2: Council Response

Evidence has been collated at appendix 7 to indicate the average time taken for sites within the city to yield completions from when full planning consent is granted is 17.9 months. Notwithstanding this, Persimmon Homes who are delivering this site have a good track record of starting on site quickly once consent is granted (between 6- 15 months on average on sites within Sunderland).

Following a discussion with the planning case officer, as the outstanding issues are in relation to evidence updates and there being no major issues to resolve, it is anticipated that planning consent will be granted early 2023. Based on the developers historic site delivery and the developer confirming the year for expected completions (23/24), it is considered that a number of units will deliver in 23/24.

STAGE 3: Disputed site?


Yes. The site is disputed by Barratt David Wilson Homes

Final Forecast

Completions prior to 1/4/2022	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

Final APS Conclusion

The site is in the Brownfield Register and has full planning consent pending, which is anticipated to be determined early 2023 as the developer is in the process of updating technical studies. As such the forecasts have remained in year 2 for a small number of completions to account for this. The site is disputed by Barratt David Wilson Homes in relation to the phasing of completions, however the council consider the completions to be deliverable based upon the developer's history of yielding completions on sites quickly once full planning consent is granted, this includes brownfield sites.

Site Name: Land to the east of former Broomhill Estate						
SHLAA Ref: 197	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 14/00090/FUL			Decision Date 1: 22/04/2015			
Planning Details 1: Construction of 102 dwellings with associated garages, roads and infrastructure and public open space. Development to include stopping up of section of bridleway and change of use of section of bridleway to all-purpose highway and provision of new crossing point for bridleway users.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable): 18/00075/FUL			Decision Date 2: 05/11/2019			
Planning Details 2: Erection of 99 dwellings with associated roads, infrastructure and public open space.						
Planning Status 2: Approved						
Funding information: N/A						
Site Capacity: 99	Units Complete: 20	Units Under Construction: 34		Units not started: 45		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category A site with detailed consent for the development of 99 dwellings. Delivery forecast In line with previous APS and 21/22 completion data. The Council considers the developer forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

17	30	30	22	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Developer confirmed slightly higher completion data and slightly revised annual forecasts with all units to be complete by 23/24.						
STAGE 1: Developer Outcome Developer put forward revised forecasts based upon site completion date of 23/24.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The developer's revised forecasts seem reasonable and deliverable and as works have started on site the revised forecasts have been taken forward. In order to ensure consistency the completion data remains as that indicated by the Local Authority (20 units for 21/22), as such these additional two units have been included within year 1.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
20	45	34	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Developer has a very good track record of housing delivery within the city. This development, which has now commenced is phase 2 of site no. 112 which is now complete and delivered by Gentoo.						
STAGE 1: Conclusion The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent, development has commenced and the developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
STAGE 2: Consultation Feedback						

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
20	45	34	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent and development is well underway. The developer has confirmed the anticipated delivery rates. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five-year period. This is not a disputed site.

Site Name: Eastbourne Square, Carley Hill						
SHLAA Ref: 243	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 20/01208/FUL			Decision Date 1: 20/11/2020			
Planning Details 1: Erection of 24no. residential units with associated hard and soft landscaping and access arrangements (Revised plans received 13.10.2020)						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 24	Units Complete: 0		Units Under Construction: 17		Units not started: 7	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Site has full planning permission in place for 24 dwellings and as such is a category A site. In line with the previous APS completion forecasts have remained in year 22/23.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	24	0	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?:			

							Yes
STAGE 1: Developer feedback to initial site forecast consultation							
The developer responded to the initial consultation agreeing with all completions in year 1.							
STAGE 1: Developer Outcome							
Agreement with initial forecast.							
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:							
The completion forecasts are in line with the developer's programme and anticipated for year 1.							
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.							
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.	
0	24	0	0	0	0	0	
Developers history of delivery in Sunderland and/or progress with site to date:							
Site has full planning permission in place and works started on site in March 2021. 17 units are currently under construction, with full site completion programmed for 22/23. Gentoo have a very good track record of housing delivery within the city and as such it is expected that the site will be complete within the anticipated timescales.							
STAGE 1: Conclusion							
Site has full planning permission in place for 24 units and works on site started in 2021. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period.							
STAGE 2: Consultation Feedback							
No comments received to the consultation							
STAGE 2: Council Response							
N/A							

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	24	0	0	0	0	0

Final APS Conclusion

Site has full planning permission in place for 24 units and works on site started in 2021. The developer has confirmed that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Hetton Downs Phase 2			
SHLAA Ref: 328	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 17/02178/FU4		Decision Date 1: 4/18/2019	
Planning Details 1: Construction of 112no. dwelling houses with associated works including demolition of existing buildings, stopping up of existing highways, accesses, public open space and infrastructure.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 101 (The initial planning application was for 112 units, however a parcel of land was withdrawn from the sale, as such total units to be built is 101).	Units Complete: 46	Units Under Construction: 43	Units not started: 12
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available): Category A site with detailed consent for development of 101 dwellings. Site under construction and well progressed with 24 completions in 21/22. The developer has a good record of site delivery in Sunderland. The forecast site delivery has been adjusted to take account of 21/22 completion figures for the site. The Council considers the forecast to be reasonable and deliverable within the five year period.			

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
42	26	26	7	0	0	0

STAGE 1: Site proforma returned? Yes	STAGE 1: Did SCC agree with Delivery Proforma?: Yes
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STAGE 1: Developer feedback to initial site forecast consultation

The developer responded via the initial consultation indicating 41 completions as of 31st March 2022, not the 42 set out within the pro-forma. However, Gleeson forecast time periods differ from that of the Local Authority, running July to June rather than April to March. As such it is anticipated that the figures will differ somewhat.

STAGE 1: Developer Outcome

Suggest amendments to build forecasts which indicate all units complete by June 24.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Following the availability of the full 21/22 year completion data, council records indicate 28 units completed on the site. Notwithstanding the e-mail from Gleeson Homes, for consistency and to ensure records remain accurate, the Council has updated the trajectory in line with council recorded completions. In addition, as the time periods for forecasting differ from the Local Authorities, the data submitted by Gleeson has been adjusted to reflect an April to March year. It is not considered that this discrepancy in completion numbers and recoding periods impacts upon the five-year land supply.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
46	45	10	0	0	0	0

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

Phase 2 of a regeneration programme for this former coalfield area. Gleeson Homes delivered the 1st phase, which was complete in 2019. This 2nd phase followed on from the completion of phase 1 and is progressing with 46 units now complete. Gleeson have good rates of housing delivery within the city. The initial planning application was for 112 units, however a parcel of land was withdrawn from the sale, as such total units to be built is 101.

STAGE 1: Conclusion

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, which have been adjusted slightly to reflect the different reporting periods by Gleeson from that of the Local Authority. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
46	45	10	0	0	0	0

Final APS Conclusion

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, which have been adjusted slightly to reflect the different reporting periods by Gleeson from that of the Local Authority. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five-year period. This is not a disputed site.

Site Name: Philadelphia Complex			
SHLAA Ref: 330A	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 14/00538/HYB		Decision Date 1: 10/06/2016	
<p>Planning Details 1: Hybrid Planning Application - Part Full, Part Outline</p> <p>Full planning application for change of use and refurbishment of the listed former power station and annexe 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.</p> <p>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>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 17/02246/REM		Decision Date 2: 21/02/2018	
Planning Details 2: Reserved Matter relating to affordable housing provision, namely the erection of 13 bungalows, to the outline element of 14/00538/HYB.			
Planning Status 2: Complete			
Planning Ref 3: 19/00804/REM		Decision Date 3: 26/02/2021	
Planning Details 3: Reserved matter application pursuant to 14/00538/HYB, seeking approval of the details of access, appearance, landscaping, layout and scale for the erection of 452 residential units on Phase 1(a), 2(a), 3 and 4.			

Planning Status 3: Approved

Funding information: N/A

Site Capacity: 465	Units Complete: 13	Units Under Construction: 33	Units not started: 419
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STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available):

Category A site with full planning permission in place for the development of 452 dwellings. The completions undertaken in 19/20 and 20/21 relate to the affordable element of the scheme which was subject to a separate planning application for 13 units. As such, the total units with full planning consent is 465. The forecasts for delivery have been carried forward from the previous APS, albeit pushed back by one year due to no completions in 21/22, when 20 were anticipated. The council considers the forecast to be reasonable and deliverable within the five year period.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
13	20	40	40	40	40	272

STAGE 1: Site proforma returned? Yes	STAGE 1: Did SCC agree with Delivery Proforma?: Yes
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STAGE 1: Developer feedback to initial site forecast consultation

The developer responded to the initial consultation agreeing with the proposed build out rates.

STAGE 1: Developer Outcome

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The Council have taken forward the projections which the developer agree to.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
13	20	40	40	40	40	272

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

The site has full planning consent in place for 465 units. 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 13 affordable housing units which formed part of a separate reserved matters approval are now complete. Works have started on site, with 33 units currently under construction. The developer, Persimmon Homes has a good track record of housing delivery within the city.

STAGE 1: Conclusion

The site has full planning permission in place and the developer has confirmed the delivery forecasts, which are considered acceptable. 13 units have previously been completed for a separate reserved matters application, which is within the site boundary and part of the wider scheme for the affordable units. Works have started on the main site with units now under construction. The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A


STAGE 3: Disputed site?

No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
13	20	40	40	40	40	272

13	20	40	40	40	40	272
<p>Final APS Conclusion</p> <p>The site has full planning permission in place and the developer has confirmed the delivery forecasts, which are considered acceptable. 13 units have previously been completed for a separate reserved matters application, which is within the site boundary and part of the wider scheme for the affordable units. Works have started on the main site with units now under construction. The inclusion of this site and its trajectory is not disputed. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five-year period. This is not a disputed site.</p>						

Site Name: Washington Football Club, Spout Lane (Albany Park)						
SHLAA Ref: 258	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 19/01252/FUL			Decision Date 1: 18/11/2020			
Planning Details 1: Construction of 76 dwellings, provision of open space and associated infrastructure. (Amended description, updated plans & reports)						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 76	Units Complete: 0	Units Under Construction: 67	Units not started: 9			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Planning permission granted in November 2020 for a 76 dwelling scheme (of which all units are to be affordable). Category A site, completions have been forecast in line with the previous APS.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	30	16	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
Developer submitted revised forecasts for the site, indicating all units complete by 23/24.						
STAGE 1: Developer Outcome						
Having considered the number of units currently under construction (67) the developer's revised forecasts are considered acceptable.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The Council has taken forward the revised forecasts.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	61	15	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Site has full planning permission in place for 76 units and is to be delivered as a 100% affordable scheme by Karbon Homes. The site is a former football pitch and as such in order to satisfy the loss of playing field a S106 agreement is in place for the developer to make a financial contribution toward the replacement of a football ground that is, at least, of equivalence (e.g. including standing and/or floodlighting) within the Washington Area. Works have started on site and the majority of units are under construction, with completion of the full site programmed for 23/24.						
STAGE 1: Conclusion						
Site with full planning permission in place, therefore a category A site. Forecasts and annual completions have been set in line with the developer's forecasts and as such the site is considered deliverable within the five-year period.						
STAGE 2: Consultation Feedback						

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	61	15	0	0	0	0

Final APS Conclusion

Site with full planning permission in place, therefore a category A site. Forecasts and annual completions have been set in line with the developer's forecasts and the number of units currently under construction. As such the site is considered deliverable within the five-year period. This is not a disputed site.

Site Name: Land to the East of Durham Road and Tudor Grove						
SHLAA Ref: 324	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 14/01638/FUL			Decision Date 1: 03/06/2015			
Planning Details 1: 14/01638/FUL - Proposed executive residential development for 8 no. bespoke eco homes (amended details received 8/1/15).						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 8	Units Complete: 7	Units Under Construction: 1		Units not started: 0		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available): Category A site with detailed consent and under construction for development of 8 dwellings. The Council forecast site delivery based on the remaining units on the site, which are expected to be complete in year 1. The Council considers the forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
6	2	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		No				
STAGE 1: Developer feedback to initial site forecast consultation						
The developer indicated via the consultation that 4 plots are still available rather than the 2 set out.						
STAGE 1: Developer Outcome						
Developer suggested a revision to the forecasts.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
Following the receipt of full council completion data, a further unit has been complete, taking the total to 7 units, with 1 remaining. The developer through his response indicated 4 plots still available. To ensure consistency council data has been utilised. Further contact will be made with the developer to gain an understanding of completions on the site.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
7	1	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Small site for 8 units, 7 complete with the remaining 1 under construction and anticipated for 22/23 completion.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site is under construction, with 3 further units completed in 21/22 and the remaining unit forecast 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.						
STAGE 2: Consultation Feedback						
No comments received to the consultation						

STAGE 2: Council Response

The council contacted the agent for the site to clarify the position with regards the number of units outstanding. The agent confirmed that all 8 units have now been complete. As such the site profile will remain with 1 unit outstanding as this will fall within the 22/23 year.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
7	1	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction, with 3 further units completed in 21/22 and the remaining unit forecast 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.

Site Name: Land at Mill Hill, Silksworth Road			
SHLAA Ref: 342	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 14/01461/OUT		Decision Date 1: 11/08/2017	
Planning Details 1: 14/01461/OUT - Residential development of up-to 250 no. residential dwellings, including landscaped open space and footpath connections, and details of site access (AMENDED PLAN).			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 18/01877/REM		Decision Date 2: 15/11/2019	
Planning Details 2: 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 RED LINE AND PLANS.			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 250	Units Complete: 53	Units Under Construction: 40	Units not started: 157
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available): Category A site with detailed consent for the development of 250 dwellings. Forecasts have been based upon previous years APS and 21/22 completion data, which was higher than anticipated, as such 50 units a year have been forecast, with site fully complete in 25/26.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
48	50	50	50	50	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Persimmon responded to the initial consultation confirming that they are cautious about assuming continued sales rate from 21/22 across the full build period. Rise in interest rates indicate likely slight drop-in sales rate. As such the annual forecasts have been reduced slightly.						
STAGE 1: Developer Outcome Suggest revise annual forecasts down slightly.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Following the availability of the full 21/22 year completion data, council records indicate 53 units have been complete on the site (Persimmon indicate 50 units). This is due to data collection and as such the additional units will be deducted from the final year of completions. The annual forecasts have been reduced down to reflect the feedback from the developer.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
53	50	40	40	40	27	0
Developers history of delivery in Sunderland and/or progress with site to date: Large greenfield site within a good market area, developer has good rate of delivery within the city. Development started on site with 53 completions as of 21/22.						
STAGE 1: Conclusion						

The inclusion of this site and its trajectory is not disputed. The site has commenced and the developer has confirmed the anticipated delivery rates. (Albeit a slight data collection difference with 21/22 completion data).

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
53	50	40	40	40	27	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has commenced and the developer has confirmed the anticipated delivery rates, which have reduced down slightly from year 2 onwards. (Albeit a slight data collection difference with 21/22 completion data).

Site Name: Burdon Road/Hall Farm Road, land at			
SHLAA Ref: 356	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 13/00799/FUL		Decision Date 1: 19/09/2018	
<p>Planning Details 1: 13/00799/FUL - Erection of 114 dwellings; formation of vehicular and pedestrian accesses, including pedestrian footpath and cycle links; provision of a swale, landscaping and associated works (Amended description (19 June 2015) and site location plan (17 June 2015)).</p> <p>Amended description reduced dwelling capacity down to 109 dwellings.</p>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 109	Units Complete: 67	Units Under Construction: 21	Units not started: 21
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available):</p> <p>Category A site with detailed consent and under construction for development of 109 dwellings. 25 units complete in 21/22. The Council forecast site delivery based on the assumptions set out within the Council's SHLAA Methodology and the number of completions achieved in 21/22. The Council considers the forecast to be reasonable and deliverable within the five year period.</p>			
<p>STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.</p>			

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
66	25	30	13	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: No			
STAGE 1: Developer feedback to initial site forecast consultation A response received from the developer at the initial consultation stage indicated 71 units complete to date, with the remaining 38 programmed for completion in year 1.						
STAGE 1: Developer Outcome Set out changes to the proposed build out forecasts.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Following the availability of the full 20/21 year completion data, council records indicate 26 units complete for 21/22, giving a total of 67 to date. The Council have adjusted the forecasts to be consistent with their own records and adjusted the annual forecasts slightly to account for this. With regards the annual forecasts, based upon the previous two year completion data where 26 units have been complete each year, the forecasts have been set slightly lower than the developer indicated through the consultation to reflect this. All units are still programmed for completion within the five-year period.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
67	30	12	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: Site is progressing with 67 units complete. Bellway have a good track record of housing delivery in the city, averaging 47 units per year.						
STAGE 1: Conclusion						

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, however the forecast taken forward are slightly lower than this to reflect the previous two years completion figures. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
67	30	12	0	0	0	0

Final APS Conclusion

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, however the forecast taken forward are slightly lower than this to reflect the previous two years completion figures. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five-year period. This is not a disputed site.

Site Name: Coaley Lane, Land south of						
SHLAA Ref: 367	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 16/02357/FUL			Decision Date 1: 15/02/2018			
Planning Details 1: Erection of 128 dwellings including associated infrastructure, access, landscaping, open space and SuDS (Sustainable Drainage System) (as amended).						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 128	Units Complete: 74	Units Under Construction: 25		Units not started: 29		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category A site with detailed consent and under construction for development of 128 dwellings. The site is currently under construction and well progressed, with 30 further completions in 21/22. Site delivery forecast based on 21/22 completion data. 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.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
67	30	31	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
Email received from Gentoo following the initial consultation indicating 76 completions to date, with the remaining 52 units to be delivered in year 1.						
STAGE 1: Developer Outcome						
Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
Following the availability of the full 21/22 year completion data, council records indicate 37 units complete in 21/22, totalling 74 to date, slight difference from Gentoo records, which is a result of data collection timing. The Council has adjusted the projections to reflect this council data and ensure consistency with records. The remaining units have been forecast in line with the figures submitted by Gentoo, albeit the additional 2 units has been included in year 3 total.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
74	54	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Developer has very good record of housing delivery within the city. The site is progressing well with 74 units complete and the remaining units forecast for year 1.						
STAGE 1: Conclusion						
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. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
STAGE 2: Consultation Feedback						

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
74	54	0	0	0	0	0

Final APS Conclusion

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, which are considered deliverable. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Ennerdale Street, Low Moorsley, Land at			
SHLAA Ref: 388	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: B	A/B Sub Category: Outline consent
Planning Ref 1: 12/01125/OUT		Decision Date 1: 06/07/2017	
Planning Details 1: Proposed residential development comprising 40no. Residential dwellings with associated landscaping and access.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 21/00561/REM		Decision Date 2:	
Planning Details 2: Reserved matters approval for appearance, layout, design and landscaping in relation to planning application 12/01125/OUT (Proposed residential development comprising 40 no. residential dwellings with associated landscaping and access.)			
Planning Status 2: Pending			
Funding information: N/A			
Site Capacity: 40	Units Complete: 0	Units Under Construction: 0	Units not started: 40
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available):			
<p>Category B site with outline consent for the development of 40 dwellings. A reserved matters application was submitted in March 2021 for the site, however the agent for the applicant is in the process of updating a number of the technical studies associated with the site, due to the time period from gaining outline consent and a number of the studies being out of date. The owner has an outline application pending for 82 units on an adjoining site, which is also being encompassed within the updated study work. 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. As such delivery has been forecast for the outline consent of 40 units only, in-line with the SHLAA, methodology starting delivery</p>			

from year 3 and continuing into year 4. Delivery forecasts starting in year 3 take account of the land owner's intention for development with an adjoining, non-consented site. The Council considers the forecasts 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.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	10	30	0	0

STAGE 1: Site proforma returned? No	STAGE 1: Did SCC agree with Delivery Proforma?: N/A No proforma received
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STAGE 1: Developer feedback to initial site forecast consultation

No response was received as part of the initial consultation exercise, as such the completions remain in line with the SHLAA methodology for year 3.

STAGE 1: Developer Outcome

N/A No proforma received.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

No response received. Further contact and information will be sought where possible through the APS process.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	10	30	0	0

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

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. A Reserved Matters application was submitted March 2021 and is currently pending, of which technical studies are in the process of being updated. The agent has previously confirmed that the owner has a developer on board to deliver the scheme.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is a saved UDP allocation and has outline consent, with a Reserved Matters application pending. 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. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

Comments were received to the consultation from Barratt David Wilson Homes stating that the original consent was granted in 2017, asking if it is going to happen, when allowing for time periods from consent to start on site.

STAGE 2: Council Response

Outline consent was approved in 2017, a reserved matters planning application was submitted in 2021, which is pending and is anticipated to be reported to planning committee September 2022. The agent for the land owner is in the process of updating the technical studies. Taking on board the Sunderland local evidence on timeframes for delivery, if the application is reported to planning committee September 2022, S106 signed by March 2023 at the latest, then first completions would be expected 18 months later 24/25, however, to allow for slippages in the process the site forecasts have been moved back by one year to 25/26.

STAGE 3: Disputed site?


Yes. The site is disputed by Barratt David Wilson Homes.

Final Forecast

Completions prior to 1/4/2022	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

Final APS Conclusion

The site is a saved UDP allocation and has outline consent, with a Reserved Matters application pending. The landowner has indicated their intention to develop this site alongside an adjacent site for which an outline planning application is also pending (the land owner is updating the technical studies for both sites to ensure consistency). The reserved matters application (388) is anticipated to be reported to September 2022 Planning Committee with a view to achieving S106 agreement sign off early 2023. The site promoter has previously indicated they have a developer on board. The site is disputed by Barratt David Wilson Homes on the basis of questioning deliverability, however the fact that a reserved matters application has been submitted and is being considered and further updates to technical studies are being undertaken evidences that this is a site that is progressing. It is considered that the site will deliver within the five-year period. To allow for slippages in the process the site forecasts have been moved back by one year to 25/26.

Site Name: Land north east of Mount Lane, Springwell Village			
SHLAA Ref: 407c	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 20/01754/FUL		Decision Date 1: 07/05/2021	
Planning Details 1: Residential development of 75 dwellings (Use Class C3) including 15% affordable housing, vehicle access from Mount Lane, landscaping, public open space, pedestrian footpath, children's play area, surface water flood attenuation, and associated ancillary works.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 75	Units Complete: 0	Units Under Construction: 0	Units not started: 75
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category A site, allocated housing site within the CSDP for 60 units. Full planning consent for the development of 75 dwellings was granted May 2021. The forecasting has reflected the 21/22 APS. The Council considers the forecast to be reasonable and deliverable within the five-year period and in line with the methodology of the SHLAA. The Council considers the evidence above justifies the site's inclusion in the five-year supply as a Category A site.			
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.			

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	25	32	18	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded to the initial consultation agreeing with the forecasts as set out. The developer also confirmed that construction on the site has started.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: N/A						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	25	32	18	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: The scheme has full planning approval in place. The site owner has confirmed that the site is now under construction. The site is a greenfield site in a good market area and expected to be delivered in full within the five-year period.						
STAGE 1: Conclusion The site owner/developer have agreed to the forecasts set out, which are considered acceptable and deliverable based upon the site being under construction. The site's inclusion in the five year supply is therefore considered acceptable.						
STAGE 2: Consultation Feedback						

The developer responded to the consultation stating that they agree with the build out rate as set out. No further comments were received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	25	32	18	0	0	0

Final APS Conclusion

The land owner/developer has agreed to the forecasts set out, which are considered acceptable and deliverable based upon the site being under construction. The site's inclusion in the five year supply is therefore considered acceptable. This is not a disputed site.

Site Name: Seaburn Amusements, Whitburn Road			
SHLAA Ref: 413	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 16/02056/HY4		Decision Date 1: 31/10/2017	
<p>Planning Details 1:</p> <p>HYBRID APPLICATION</p> <p>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 & Sui Generis uses (amusement centre and/ or privately managed park and/ or funfair); A1 (maximum of 2000 square metres), A2, A3, A4 & A5; and C1 (Hotel) & C3 (up to 279 residential units), along with associated landscaping and public realm improvements and stopping up of highways.</p> <p>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>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 19/01750/LR4		Decision Date 2: 10/03/2020	
Planning Details 2: Reserved Matters application pursuant to 16/02056/HY4 for the erection of 82 homes.			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 237	Units Complete: 40	Units Under Construction: 24	Units not started: 173

STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available):

Category A site with detailed consent for development of 82 dwellings (phase 1). Forecasts are based upon last year's APS and the fact that the site is now under construction. The forecasts seem reasonable and deliverable.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
37	30	15	0	0	0	155

STAGE 1: Site proforma returned?

No

STAGE 1: Did SCC agree with Delivery Proforma?:

N/A No proforma received

STAGE 1: Developer feedback to initial site forecast consultation

N/A No proforma received.

STAGE 1: Developer Outcome

N/A No proforma received.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Following the availability of the full 21/22 year completion data, council records indicate 40 units complete in 21/22. As such the forecasts have been updated to reflect this.

No response was received from the developer, as such further contact and information will be sought where possible through the APS process.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
40	30	12	0	0	0	155

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

The site has outline planning permission to deliver 279 dwellings in total. However, at this stage it is anticipated that only 237 dwellings will be delivered on the site altogether and not the full 279.

The reserved matters application for the 1st phase of development was given planning consent March 2020, which is for 82 units to be delivered by Avant Homes and is expected to be delivered within the five-year period. The development has started on site, with 40 units complete as of 21/22. The remaining phases are yet to have a developer onboard and as such have not been included within the five-year supply.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site has full planning permission for 82 units (phase 1) and is under construction. This first phase has been forecast within the five year period and a number of units are complete.

STAGE 2: Consultation Feedback

The developer responded to the consultation confirming 44 completions and indicating that all the remaining units will be built out in year 1.

STAGE 2: Council Response

As council records indicate 40 units complete as of 31st March 2022, for consistency this figure is taken forward. In line with the developer’s forecasting all remaining units have been moved forward into year 1.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
40	42	0	0	0	0	155

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has full planning permission for 82 units (phase 1) and is under construction. This first phase has 40 units complete and 42 units remaining, in line with developer’s comments these are forecast for year 1. This is not a disputed site.

Site Name: Heritage Green - Rear of Bee Hive Pub, Coaley Lane			
SHLAA Ref: 417	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 15/00815/HYB		Decision Date 1: 14/03/2016	
<p>Planning Details 1: Hybrid planning application comprising:</p> <p>Full planning permission for: development of 147 residential dwellings with associated infrastructure, landscaping, open space and highway improvements.</p> <p>Outline planning permission 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.</p> <p>Additional substitution of house type application increased site capacity of phase 1 to 150 units, taking total of scheme to 291 units. 17/01553/FUL</p>			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 17/02445/FUL		Decision Date 2: 29/03/2019	
Planning Details 2: Erection of 141no. residential dwellings with associated access, landscaping and infrastructure (Phase 2). Amended plans submitted July 2018.			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 291	Units Complete: 246	Units Under Construction: 45	Units not started: 0
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available):</p> <p>Category A site with detailed consent and under construction for development of 291 dwellings.</p>			

The proposed annual forecasts have been adjusted upwards slightly to take into account completion data for 2021/22 which exceeded the forecasts set through the 2020/21 APS (56 completions and only 30 initially forecast). The Council considers the forecast to be reasonable and deliverable within the five year period.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
245	46	0	0	0	0	0

STAGE 1: Site proforma returned?

Yes

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes

STAGE 1: Developer feedback to initial site forecast consultation

Persimmon responded to the initial consultation agreeing with the forecasts set out.

STAGE 1: Developer Outcome

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Following the availability of the full 21/22 year completion data, council records indicate completions at 57 units rather than the previously indicated 56. The forecasts initially set out and agreed with the developer have been taken forward.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
246	45	0	0	0	0	0

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

Site is under construction with 246 units complete, which forms all of phase 1 (150 dwellings) and the majority of phase two, of which 45 units remain and will be delivered in year 1.

STAGE 1: Conclusion

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

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
246	45	0	0	0	0	0

Final APS Conclusion

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. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five-year period. This is not a disputed site.

Site Name: Willow Farm land to south, Ryhope (North)			
SHLAA Ref: 426A	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 16/01502/OU4		Decision Date 1: 22/12/2017	
Planning Details 1: 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. Variation of conditions 3 (Storey Heights Parameter Plan & 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.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 20/00911/LR4		Decision Date 2: 15/10/2021	
Planning Details 2: 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. (AMENDED PLANS & REPORTS - MARCH 2021)			
Planning Status 2: Application approved.			
Funding information: 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 - Two school extensions, providing a total of 210 new primary school places, were delivered at Benedict Biscop Primary Academy and St Pauls CE Primary School for September 2021. One further extension is planned to provide SEND (Special Education Needs and Disability) provision at a local primary school. This is currently projected to be complete for September 2024. The Council is also investing in the rebuild of a local secondary school in order to provide a further 150 secondary places to the SSGA.

New SEND School - A new SEND school, to replace the existing Sunningdale School and provide additional capacity, is to be provided in the vicinity of the SSGA, the site is within Council ownership. Construction is underway and will be complete for September 2022.

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. The RDLR has secured planning permission and is now on site, construction is anticipated to take 12 months and be complete by December 2022. The 'Fourth Arm' is to be constructed as part of Land North of Burdon Lane development. The development proposal was approved at planning committee in March 2021 and is now on site and due to be complete by December 2022.

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 started in Spring 2022, with initial landscape site strip. The civils works are expected to commence in October 2022 and will be complete by Autumn 2023.

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 are now complete.

S106 Contributions and delivery - It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for the 4 sites.

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.

Site Capacity: 450	Units Complete: 0	Units Under Construction: 0	Units not started: 450
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STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available):

Category A site, allocated in the CSDP with full planning consent in place. The build forecasts were based upon the 20/21 APS and slightly adjusted to take account of the 5 completions that were expected in 21/22 but not complete. The Council considers the forecast to be reasonable and deliverable within the five year period justifies the site's inclusion in the five-year supply.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	30	50	50	50	50	220

STAGE 1: Site proforma returned?

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes	Yes					
<p>STAGE 1: Developer feedback to initial site forecast consultation</p> <p>The developer responded to the initial consultation reducing the completion forecasts slightly for year 1 due to only expecting to have 6 months of completions during year 1.</p>						
<p>STAGE 1: Developer Outcome</p> <p>Agreement with initial forecast, with a slight adjustment to year 1.</p>						
<p>STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:</p> <p>The Council have adjusted the year 1 forecasts in line with the developers response.</p>						
<p>STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.</p>						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	25	50	50	50	50	225
<p>Developers history of delivery in Sunderland and/or progress with site to date:</p> <p>The site, which has full planning consent in place 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 confirmed that they are in the process of discharging pre-commencement planning conditions with the LPA and a start of site is expected in May 2022. 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.</p>						
<p>STAGE 1: Conclusion</p> <p>The inclusion of this site and its trajectory is not disputed. The site is a CSDP allocation and has full planning consent. 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>						
<p>STAGE 2: Consultation Feedback</p>						

Comments were received from Barratt Homes in relation to this site and the forecasting being too optimistic due to a pre-commencement condition in relation to occupancy of dwellings being restricted until an agreed highway improvement scheme is in place.

The developer did not submit any further comments through the consultation process. However, as it was noted that works on site had not started as anticipated (May 2022), further contact was made with the developer to discuss the build programme. The developer confirmed that pre-commencement conditions are still being discharged and as such the start date has been pushed back to late July 2022, with an estimated 10 units complete in year 1 rather than the previously forecast 25.

STAGE 2: Council Response

In response to the comments submitted by Barratt David Wilson Homes, the works in relation to the condition (which relates to no more than 20 dwellings occupied, rather than completed, until a scheme for Seaton Lane junction has been agreed, submitted and approved) has been superseded by an additional mitigation scheme, a new roundabout at Seaton/A19, which is being undertaken as part of the HIF funding, which is an improved solution and has a larger positive impact on highway safety and removes the need for traffic improvements at the Seaton Lane junction, which related to condition 22. The enabling works have commenced on this new roundabout and a start on site is programmed for October 2022, with a completion date of Autumn 2023. As a consequence of other housing developments within neighbouring Durham's boundary upgrading works have already been implemented at the Seaton Lane junction. National Highways had no objection to the reserved matters planning application for this site and were satisfied with the highway solutions put in place, and as such the site forecasting has accounted for these works and is considered deliverable. A formal application to discharge condition no.22 was submitted to the council on 7th June 2022 and discussions are ongoing with the developer and the Development Management Team as to the most appropriate route to allow condition 22, (which in reality is now redundant), to be formally discharged.

With regards the updated information from the developer (Persimmon) in relation to the start on site, Persimmon have a very good track record of completing units quickly once consent is granted, particularly on greenfield sites and as such taking on board the average time period from grant of full consent to first completions (17.9 months, as set out at paragraph 5.17) completions would be achievable in 22/23. However, it is considered that as the start on site had been delayed slightly units should be pushed back a year to have first completions in year 2 (23/24). The number of completions will remain

at 50 however, as it is expected that this will be exceeded as the developer anticipates 60 units will be complete by the end of year 2.

STAGE 3: Disputed site?

Yes. The site is disputed by Barratt David Wilson Homes

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	50	50	50	50	250

Final APS Conclusion


The site is a CSDP allocation and has full planning consent. A start on site is anticipated in July 2022, with first completions in year 2. The site is being brought forward by Persimmon Homes who have a good track record of delivery and starting on site quickly following granting of planning consent. The site is a greenfield site in a good market area.

Representations were received by Barratt David Wilson Homes in relation to the delivery of the site, however the council responded to their concerns, clarifying the position with the site and in relation to a highway condition. Following further correspondence with Barratt David Wilson Homes, they still consider this to be a disputed site.

Taking on board the evidence to date, the planning status of the site and the fact that the developer is programmed to start on site July 2022 it is considered that the proposed trajectory is appropriate. In relation to planning condition 22 of the outline consent, this is considered redundant as the highway works needed to be implemented to comply with the condition have now been undertaken as a consequence of other residential schemes in the locality. However, notwithstanding this the developer has formally submitted an application to discharge the condition and discussions are being undertaken with the City Council’s legal team as to the most appropriate route to allow discharge.

(Notwithstanding the fact that condition no.22 has not yet been formally discharged, the developer can still progress the site as the condition relates to occupancy of dwellings, not completions).

As such it is considered that the site is deliverable for a number of units in the five-year period.

Site Name: Land to the west of Waterloo Road, Usworth (South)			
SHLAA Ref: 463A	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: B	A/B Sub Category: Allocated CSDP site
Planning Ref 1:		Decision Date 1:	
Planning Details 1:			
Planning Status 1: No planning status			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 200	Units Complete: 0	Units Under Construction: 0	Units not started: 200
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available):</p> <p>Category B site, allocated in the CSDP for the development of approximately 200 dwellings.</p> <p>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. Forecasts for the site are based upon previous APS which was agreed between the developer and the city council and are in line with the SHLAA methodology. The developer is keen to establish early collaboration at each stage of the planning application process to ensure delivery in line with the forecasts. Taking into consideration planning permission and site preparation lead in times, the Council considers the forecast to be cautious, reasonable and</p>			

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.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	31	36	133

STAGE 1: Site proforma returned?

Yes

STAGE 1: Did SCC agree with Delivery Proforma?:

Yes

STAGE 1: Developer feedback to initial site forecast consultation

Story Homes advised through the initial consultation that they are in the process of undertaking further ecological survey work and are anticipating submission of a planning application this year (2022).

STAGE 1: Developer Outcome

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The Council has taken forward the original forecasts.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	31	36	133

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

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. 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:-

- o Flood Risk Assessment and Drainage Strategy
 - o Ecology (further updated surveys have been instructed but reports are awaited)
 - o Topographical survey
 - o Noise Assessment
 - o Archaeology
 - o Agricultural
 - o Highways Appraisal
 - o Landscape and Visual Impact Assessment
- Preliminary Desk Assessment and Coal Mining Risk Assessment
- Phase II Intrusive Ground Investigation Surveys

Story homes are currently updating surveys, in particular the ecology survey and liaising with the local authority, in preparation for the planning application submission this year (2022).

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.

STAGE 1: Conclusion

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

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	31	36	133

Final APS Conclusion

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

Site Name: Land adjacent to Herrington Country Park			
SHLAA Ref: 465	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: B	A/B Sub Category: Allocated CSDP site
Planning Ref 1: 20/02027/HE4		Decision Date 1:	
Planning Details 1: Full planning permission for 116 residential dwellings (use class C3) with associated infrastructure and landscaping and outline planning permission (all matters reserved except access) for up to 324 residential dwellings (use class C3), associated infrastructure and landscaping.			
Planning Status 1: Application pending			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information: N/A			
Site Capacity: 440	Units Complete: 0	Units Under Construction: 0	Units not started: 440
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): 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 identified site constraints and opportunities for development. The forecasts were based upon the previous APS and the fact that the site is the subject of a full planning application which has been approved by the relevant planning committee and is just awaiting the signing of the S106 Agreement. The Council considers the evidence above justifies the site's inclusion in the five-year supply as a Category B site.			

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	10	52	52	52	274

STAGE 1: Site proforma returned? Yes	STAGE 1: Did SCC agree with Delivery Proforma?: Yes
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STAGE 1: Developer feedback to initial site forecast consultation

The developer responded through the initial consultation indicating that the forecasts set out for completions are still correct and the application is just awaiting the signing of the S106 Agreement. The developer is anticipating a start on site in September 2022.

STAGE 1: Developer Outcome

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The council consider the forecasts to be reasonable and deliverable based upon the scale of the site, its greenfield nature and its desirable location.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	10	52	52	52	274

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

As the site was allocated through the 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. The developer has a hybrid planning application pending on the site, which has

been approved by the relevant Planning Committee and is just awaiting the signing of the S106 Agreement.

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 the developer has confirmed following the granting of planning consent a start on site is programmed for September 2022.

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site has a planning application approved by the relevant planning committee and is awaiting the signing of the S106 Agreement. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five-year period.

STAGE 2: Consultation Feedback

Barratt David Wilson Homes made representations to this site, stating that as it has no detailed planning permission in place, it should not be in the five-year supply. Unlikely to deliver before 2024/25.

STAGE 2: Council Response

The council responded to Barratt David Wilson Homes setting out that the application has been approved at Planning Committee and is just awaiting the signing of the S106 agreement.

Barratt David Wilson responded to the council stating it takes on average 7 month for the signing of S106 agreement and asked if the city council have evidence of how long it takes. The council responded to this having looked at the data and confirmed that the average time taken from committee approval to signing the S106 agreement is 2 months. Full details of this is provided at para 5.16 and Appendix 7.

STAGE 3: Disputed site?

Yes. This site is disputed by Barratt David Wilson Homes

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.


0	0	10	52	52	52	274
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Final APS Conclusion

The site is an allocated housing site within the adopted Core Strategy and Development Plan, it has a planning application approved by the relevant planning committee and is awaiting the signing of the S106 Agreement, which is expected early August 2022.

The site is a greenfield site and as such the developer has confirmed a start on site is programmed for September 2022, as such the forecasting of a small number of completions by 23/24 is considered reasonable.

The site is disputed by Barratt David Wilson Homes on the basis of its inclusion within the five-year supply when it does not have full planning permission in place. However, based upon the timescales set out above, which have been confirmed by the planning case officer and the developer, the site is considered deliverable within the five-year period.

Site Name: Land north of Blackthorn Way, Sedgeleth Industrial Estate			
SHLAA Ref: 468	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 16/01687/OUT		Decision Date 1: 09/07/2018	
Planning Details 1: Proposed housing development of up to 138 dwellings			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 19/00963/FUL		Decision Date 2: 30/10/2019	
Planning Details 2: Residential development for 138 dwellings.			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 138	Units Complete: 69	Units Under Construction: 42	Units not started: 27
<p>STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available):</p> <p>Category A site with detailed consent and under construction for development of 138 dwellings. The anticipated build out for 2021/22 was 71 units and only 50 units were reported as complete as such the remaining units have been forecast as 50 for 2022/23, based on previous year delivery and the remaining 25 for year 2023/24. The scheme is subject to Homes England Accelerated Construction Initiative's higher rates of construction. The Council considers the forecast to be reasonable and deliverable within the five-year period.</p>			
<p>STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.</p>			

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
63	50	25	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded to the initial consultation indicating that 69 units were complete in total, with the remaining units forecast to be delivered in year 1 in line with their contractual delivery obligations with Homes England. The site is expected to be complete by December 2022.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: Following the availability of the full 21/22 year completion data, council records indicate 56 completions rather than the original figure of 50. This is in line with the completion data submitted by the developer. The forecasts have been revised to reflect the figures submitted by the developer, with all remaining units complete in year 1.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
69	69	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: The site is under construction and 69 units have been complete, a further 42 are currently under construction. The scheme is subject to accelerated construction initiative from Homes England and as such is expected to yield higher completions each year in line with the grant funding.						
STAGE 1: Conclusion						

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, which are accelerated as the scheme forms part of Homes England Accelerated Construction Initiative. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
69	69	0	0	0	0	0

Final APS Conclusion

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, which are accelerated as the scheme forms part of Homes England Accelerated Construction Initiative. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Land north of Burdon Lane			
SHLAA Ref: 477	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 19/01497/HY4		Decision Date 1: 14/01/22	
Planning Details 1: 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 dwelling.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable): 22/00128/AM1		Decision Date 2: 10/02/2022	
Planning Details 2: Non-material amendment to approved application 19/01497/HY4 to amend description of development to ensure consistency between approved plans and description of development as follows: Hybrid Planning Application - Full Planning permission for up to 506 residential dwellings (Use Class C3) with associated infrastructure and landscaping: Outline planning permission (all matters reserved except access) to erect up to 384 residential dwellings (Use Class C3), a neighbourhood centre (comprising 2.9 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. (Amended Description dated 27.11..20).			
Planning Status 2: Approved			
Funding information: 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 - Two school extensions, providing a total of 210 new primary school places, were delivered at Benedict Biscop Primary Academy and St Pauls CE Primary School for September 2021. One further extension is planned to provide SEND (Special Education Needs and Disability) provision at a local primary school. This is currently projected to be complete for September 2024. The Council is also investing in the rebuild of a local secondary school in order to provide a further 150 secondary places to the SSGA.

New SEND School - A new SEND school, to replace the existing Sunningdale School and provide additional capacity, is to be provided in the vicinity of the SSGA, the site is within Council ownership. Construction is underway and will be complete for September 2022.

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. The RDLR has secured planning permission and is now on site, construction is anticipated to take 12 months and be complete by December 2022. The 'Fourth Arm' is to be constructed as part of Land North of Burdon Lane development. The development proposal was approved at planning committee in March 2021 and is now on site and due to be complete by December 2022.

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 initial landscape site strip has been completed on the highway scheme and the civils works are to commence in October 2022 and will be complete by Autumn 2023.

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 are now complete.

S106 Contributions and delivery - It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for the 4 sites.

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.

Site Capacity: 890	Units Complete: 0	Units Under Construction: 0	Units not started: 890
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STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available):

Category A site, with full planning consent in place for 506 dwellings and outline for up to 384, totalling 890 units. The site is allocated in the CSDP for 1,000 units, however two further parcels of land which are located within the site allocation are the subject of separate planning approvals (477c1 and 477d), which total a further 120 dwellings. The site is being delivered by a consortium of developers, which includes Taylor Wimpy, Story Homes and Barratt Homes. The site has Housing Infrastructure Funds (HIF) approved, which is assisting to front load infrastructure.

Delivery has been set in line with the previous APS agreed forecasts.

The Council considers the 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.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	45	60	60	695
STAGE 1: Site proforma returned? No			STAGE 1: Did SCC agree with Delivery Proforma?: N/A			
STAGE 1: Developer feedback to initial site forecast consultation N/A No proforma received.						
STAGE 1: Developer Outcome N/A						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: No response received. Further contact and information will be sought where possible through the APS process.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	45	60	60	695
Developers history of delivery in Sunderland and/or progress with site to date: Category A site with full consent for 506 units. Large greenfield site in a very good market area which is expected to start on site as soon as reasonably practical. The scheme will benefit from infrastructure being in place within the next five years (new road links and road improvements by end of 2022) as part of the successful HIF bid, the timescales for development are considered appropriate.						
STAGE 1: Conclusion Category A site. The site is an allocation in the CSDP and has full planning permission in place for 506 units and outline for 384 units. As such a number of units as part of the full consent will be delivered 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.

STAGE 2: Consultation Feedback

No response was received to the consultation.

STAGE 2: Council Response

The Council sent further follow up e-mails to the agent in relation to this site, however not response was forthcoming.

STAGE 3: Disputed site?


No.

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	45	60	60	695

Final APS Conclusion

A Category A site which is being brought forward by a consortium of developers. Enabling works have started on site along with archaeology works and the road construction. The site is an allocation in the CSDP and has full planning permission in place for 506 units and outline for 384 units. As such a number of units as part of the full consent will be delivered 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. This is not a disputed site.

Site Name: Doxford Park Phase 6						
SHLAA Ref: 504	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 18/00438/FUL			Decision Date 1: 13/06/2019			
Planning Details 1: Application for 100 residential units (C3) and associated access, landscaping and ancillary works. Amended Description and Plans.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 100	Units Complete: 7	Units Under Construction: 34	Units not started: 59			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category A site with detailed consent and under construction for development of 100 dwellings. Through the 2021/22 APS it was anticipated that the scheme would have yielded 26 completions in year 2021/22, as this is not the case, the total units numbers have been forecast forward within the five year period. 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.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

7	26	34	26	7	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Developer confirmed through the initial consultation that the site has yielded 11 completions in 21/22 and the remaining completions are forecast for years 1,2 and 3. The original overall completion date is till forecast for 24/25.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The developer confirmed that 11 completions had taken place in 21/22, however council records indicate 7, this is due to the lag time with receiving completion data. As such to ensure records are consistent the 4 units are included with the final year forecast and the The delivery forecasts based on Gentoo's recent correspondence are taken forward.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
7	42	39	12	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date: The site, which is part of Gentoo's renewal programme is under construction and follows on from phase 5 (site 505) which is now complete. Gentoo have an excellent track record of delivery within the city.						
STAGE 1: Conclusion 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 and expected overall completion date of 24/25. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						

STAGE 2: Consultation Feedback

Nexus responded to the consultation setting out how accessible the area is. No further comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
7	42	39	12	0	0	0

Final APS Conclusion

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 and expected overall completion date of 24/25. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Former Mcees Club and land to the rear, Old Mill Road (The Buffs)						
SHLAA Ref: 518	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 20/00705/FUL			Decision Date 1: 28/02/22			
Planning Details 1: Demolition of former club building and associated structures. Erection of 5 no. 3 bed homes and 11 no. 2 bed bungalows and alterations to access road onto old Mill Road.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 16		Units Complete: 0		Units Under Construction: 16		Units not started: 0
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category A site which has planning permission in place for 16 dwellings (15 net) and is under construction. Forecasting set out in line with the developers history of site completions within the city.						
STAGE 1: SCC Initial Site Forecasts – This site was included after the initial consultation forecasts were circulated.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	6	10	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A No proforma received				
STAGE 1: Developer feedback to initial site forecast consultation						
The developer responded to the initial consultation via e-mail indicating that all units will be complete in 2023.						
STAGE 1: Developer Outcome						
All units to be complete by 2023.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The forecasts originally set out have been adjusted in line with the developers response, with all units complete in 22/23. Based upon the developer's previous delivery rates on housing schemes within the city the completion forecasts are considered deliverable.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	16	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site has full planning permission in place and works on site have commenced, with all units under construction. The developer has a good track record of delivery within the city, starting works on site once permission is issued and completing sites at pace.						
STAGE 1: Conclusion						
Category A site which is under construction. The forecasting has been set out in line with the developer's forecasts. The site is considered deliverable within the five-year period.						
STAGE 2: Consultation Feedback						
The developer responded to the consultation indicating that all units may be complete by December 2022.						
STAGE 2: Council Response						

The site is forecast for all completions within year 1, which fits with the developers anticipated completion date.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	16	0	0	0	0	0

Final APS Conclusion

Category A site which is under construction. The forecasting has been set out in line with the developer's forecasts, with all units expected to be complete within year 1. The site is considered deliverable within the five-year period. This is not a disputed site.

Site Name: Hylton Skills campus, north Hylton Road						
SHLAA Ref: 563	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 19/01427/FU4			Decision Date 1: 20/02/2020			
Planning Details 1: Demolition of redundant former college buildings and construction of 105 dwellings and associated infrastructure, boundaries and landscaping						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 105	Units Complete: 9		Units Under Construction: 39		Units not started: 57	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category A site with detailed consent for development of 105 dwellings. The Council forecast delivery based on the previous APS. 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.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	38	67	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
Yes		Yes				
STAGE 1: Developer feedback to initial site forecast consultation						
The developer responded to the initial consultation indicating that no units had been complete in 21/22, however all the units would still be complete within the five year period, with slightly different build rates per year, 89 in year 1 and 16 in year 2.						
STAGE 1: Developer Outcome						
Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
Council records indicate 9 units complete in 21/22, which differs from the developer's records. As such this is being investigated further. At this point in time and to ensure consistency the council records have been taken forward and the 9 units have been deducted from year 1 forecasts. The Council has updated the remaining forecasts to be consistent with the revised trajectory provided by Karbon Homes.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
9	80	16	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Work on site has started and is well underway with a number of units under construction. 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.						
STAGE 1: Conclusion						
The inclusion of this site and it's 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. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						

STAGE 2: Consultation Feedback

Further conversations were held between SCC and the developer regarding the number of completions on the site and those recorded by the Council.

Nexus responded to the consultation setting out how accessible the site is to local bus routes.

STAGE 2: Council Response

The situation has been clarified and was a misunderstanding with regards when a dwelling is complete. Council records correct with 9 units having been complete in 21/22. As such 9 units have been deducted from the developers forecasts for year 1.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
9	80	16	0	0	0	0

Final APS Conclusion

The inclusion of this site and it's 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. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Pheonix Tower Business Park, Castletown Way			
SHLAA Ref: 565	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 14/00292/OUT		Decision Date 1: 02/06/2015	
Planning Details 1: Erection of 140 dwellings with associated access (Amended Drawings received 29.07.2014).			
Planning Status 1: Permitted (Outline)			
Planning Ref 2 (if applicable): 18/00823/REM		Decision Date 2: 31/10/2018	
Planning Details 2: Reserved matters to previously approved outline application 14/00292/OUT - Approval sought for appearance, landscaping, layout and scale (for 118 dwellings). (Amended Description) 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 (19/01834/FUL) and 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.			
Planning Status 2: Approved			
Funding information: N/A			
Site Capacity: 114	Units Complete: 17	Units Under Construction: 16	Units not started: 81
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available): Category A site with detailed consent for the development of 114 dwellings. The number of actual completions for 21/22 fell short of the 24 units forecast to be delivered, the reason for this is unknown at this point. As such the forecasts for the remainder of the			

units follows that of the 2021 APS. The Council considers the forecasts to be reasonable and deliverable within the five year period.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
15	24	30	30	15	0	0

STAGE 1: Site proforma returned?

No

STAGE 1: Did SCC agree with Delivery Proforma?:

N/A No proforma received

STAGE 1: Developer feedback to initial site forecast consultation

No response was received from the developer, as such a follow up e-mail was sent out. No response was received to this.

STAGE 1: Developer Outcome

No response received. Further contact and information will be sought where possible, through the APS process.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Following the availability of the full 21/22 year completion data, council records indicate 16 completions on the site in 21/22. As the site is under construction and progressing it is considered reasonable to retain the forecasts set out previously.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
17	24	30	30	13	0	0

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

The site is under construction with 17 unit complete to date (1 in 20/21 and 16 in 21/22). The site is now being delivered by Avant Homes, having previously been delivered by Berkley DeVeer (Berkley DeVeer have acquired Avant Homes).

STAGE 1: Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and has started to yield completions. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

Nexus responded to the consultation indicating how accessible the site is in relation to bus services.

The developer responded to the consultation indicating 24 units have been complete to date rather than the 17 indicated by council records. The Developer also indicated that the number of dwellings forecast each year is low and suggest increasing them to 40 per year for years 1 and 2.

STAGE 2: Council Response

Discrepancies in completion data are due to data collection methods and timing, however for consistency Council records are used. In this instance 16 units have been recorded as complete in 21/22. With regards the annual forecasts being on the low side this is due to the delivery rates not being as expected, however as the site is now being delivered by Avant Homes who have a good track record of housing delivery within the city, the revised forecasts are considered deliverable.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
17	40	40	17	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and has started to yield completions. The site forecasts have been increased slightly to take on board the developer's trajectory, which is considered acceptable. No evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Camrex House						
SHLAA Ref: 725	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 18/00825/FUL			Decision Date 1: 09/10/2018			
Planning Details 1: Change of use of vacant building to 50 residential unit.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 50	Units Complete: 29	Units Under Construction: 21	Units not started: 0			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category A site with detailed consent, under construction for the development of 50 dwellings. Forecasts based upon the fact that site is under construction and a number of units have been completed in 21/22. The Council considers the forecasts to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
27	23	0	0	0	0	0

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A No proforma received				
STAGE 1: Developer feedback to initial site forecast consultation						
No response was received to the initial consultation exercise.						
STAGE 1: Developer Outcome						
No response received. Further contact and information will be sought where possible, through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
Following updated completion data council records indicated a further 2 units complete in 21/22, taking the total completions for 21/22 to 29 units. The Council has adjusted the completion data and taken forward the original projections.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
29	21	0	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The development has commenced on site and 29 completions have been undertaken as of 21/22.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site is under construction and yielding completions, with the outstanding units forecast 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.						
STAGE 2: Consultation Feedback						
No comments received to the consultation						
STAGE 2: Council Response						

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
29	21	0	0	0	0	0

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction and yielding completions, with the outstanding units forecast 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. This is not a disputed site.

Site Name: 12-13 Toward Road						
SHLAA Ref: 728	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 18/01450/PCJ			Decision Date 1: 26/10/2018			
Planning Details 1: 18/01450/PCJ - Prior Approval for change of use from offices to 12 residential apartments. Amended Description - Approved 26/10/2018.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 12	Units Complete: 0	Units Under Construction: 12	Units not started: 0			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category A site with detailed consent for change of use from offices to residential apartments. Site is under construction with 12 units commenced. As the units are under construction the assumption was that completions would have been finalised in 21/22, however no completion data has been received. As such the site is forecast to complete 22/23, which is within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	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

STAGE 1: Site proforma returned?		STAGE 1: Did SCC agree with Delivery Proforma?:				
No		N/A No proforma received				
STAGE 1: Developer feedback to initial site forecast consultation						
No response was received from the developer as part of the initial consultation.						
STAGE 1: Developer Outcome						
No response received. Further contact and information will be sought where possible, through the APS process.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
The Council have undertaken a site visit to the property to determine if the scheme is complete. It is clear from site that works have started and are ongoing and as such completions have been forecast for 22/23. Without any response from the developer it is assumed at this point that delays may have been due to COVID.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	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
Developers history of delivery in Sunderland and/or progress with site to date:						
Work has commenced onsite, however, no completion data received to date. A site visit confirms the site is still under construction and looks to have been delayed, possibly due to COVID.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site is under construction and has been included within year 1 for completion. No response from developer, however no evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
STAGE 2: Consultation Feedback						

Nexus responded to the consultation indicating that there are some barriers and challenges to public transport provision within the area and certain services within the area are under a service review. They go on to state that further consideration and contributions provided to secure public transport at certain sites within this area.

Barratt David Wilson Homes also responded to the consultation, indicating that this site

Barratt David Wilson Homes also responded to the consultation, indicating that previous studies have had these sites much earlier and moving backward and that SCC really need to consider what they are being told – and whether they believe it. A review of history is highlighting that people are saying and SCC are repeating. The individual site numbers are small but probably add up to 100's this site

STAGE 2: Council Response

The site has full planning permission and is under construction. Any opportunity for contributions should have been discussed whilst the planning application was pending and under consideration.

Nexus are involved in the preparation of the councils Local Plan process which is the most appropriate route for considering these issues as it allows sites to be considered strategically.

In response to Barratt David Wilson the council confirmed that works have started on this site and it is anticipated that delays have been due to COVID with it being a small-scale development. The phasing of the site and others of a similar scale are based upon a number of information sources including the discussions with the developer/site visits/other internal sections, the SHLAA methodology and when a sites permission is due to expire, as such the information set out within the site profiles is considered reasonable. If a developer has not responded during the consultation opportunities, this is followed up by staff to try and engage and source the most up to date information.

STAGE 3: Disputed site?


Yes. This site is disputed by David Wilson Homes.

Final Forecast

Completions prior to 1/4/2022	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

Final APS Conclusion

The site is under construction, it has been subject to slight delays however it is included within year 1 for completion No response has been received from developer. Barratt David Wilson Homes made comments in relation the site in terms of timings of delivery. Notwithstanding this the council still consider the site to be deliverable within the five-year period.

Site Name: The Inn Place, Knollside Close						
SHLAA Ref: 733	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 18/00749/FUL			Decision Date 1: 07/10/2019			
Planning Details 1: Demolition of existing public house and erection of 19 dwellings with associated parking and landscaping.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable): 20/00165/VAR			Decision Date 2: 26/03/2021			
Planning Details 2: Variation of approved plans, reference 18/00749/FUL (Demolition of existing public house and erection of 19 dwellings with associated parking and landscaping).						
Planning Status 2: Approved						
Funding information: N/A						
Site Capacity: 19	Units Complete: 0		Units Under Construction: 11		Units not started: 8	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category A site with detailed consent for the development of 19 dwellings. Site is under construction and as such delivery forecast in line with the previous APS. The Council considers the forecast to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	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
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Agent for developer confirmed the forecasts for year 1 are correct.						
STAGE 1: Developer Outcome Agreement with initial forecast.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation: The site has planning permission in place and is under construction. The Council consider it reasonable to take forward the developer's forecasts of units complete within year 1.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	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
Developers history of delivery in Sunderland and/or progress with site to date: The scheme started summer 2021, with completions programmed for 22/23.						
STAGE 1: Conclusion 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 has subsequently been approved and the development started on site in summer 2021. The site is in a good market area. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.						
STAGE 2: Consultation Feedback No comments received to the consultation						
STAGE 2: Council Response						

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	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

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site is under construction with all units programmed for completion in year 1. The site is in a good market area. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: 1 Roker Terrace and Side House, St Georges Terrace						
SHLAA Ref: 735	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 18/01108/FUL			Decision Date 1: 13/09/2019			
Planning Details 1: 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).						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 7	Units Complete: 0	Units Under Construction: 2	Units not started: 5			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022-prior to full end of year completion data being available): Category A site with detailed consent for the development of 7 flats (6 net). Completion of the scheme was anticipated for 21/22, however no completion data received. Completion forecasts based upon previous APS which the Council consider to be reasonable and deliverable within the five year period.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	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
STAGE 1: Site proforma returned?			STAGE 1: Did SCC agree with Delivery Proforma?: No			
No						
STAGE 1: Developer feedback to initial site forecast consultation						
N/A No proforma received.						
STAGE 1: Developer Outcome						
N/A No proforma received.						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
No response received. Further contact and information will be sought where possible through the APS process.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	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
Developers history of delivery in Sunderland and/or progress with site to date:						
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. Following a site visit the site is under construction and part of the work looks to be complete, however these units will remain outstanding until completion data is received. The site is in a good market area and once converted is expected to be desirable.						
STAGE 1: Conclusion						
The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent and is in a good market area and appears to have started onsite. No further						

evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	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

Final APS Conclusion

The inclusion of this site and its trajectory is not disputed. The site has detailed planning consent and is in a good market area and works have started onsite, with 2 units complete. No further evidence has been presented to the Council to suggest delivery of the units will not be successful in the five year period. This is not a disputed site.

Site Name: Prestbury Road						
SHLAA Ref: 744	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 20/01414/FUL			Decision Date 1: 20/11/2020			
Planning Details 1: Erection of 10 no. residential dwellings (Use Class C3).						
Planning Status 1: Permitted – Not started						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 10		Units Complete: 3		Units Under Construction: 7		Units not started: 0
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Site has full planning permission in place for 10 dwellings, and as such is a category A site. Dwellings are under construction with 3 units complete, as such forecasts are in line with the previous APS with completion within year 1.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
3	7	0	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?:			

							Yes
STAGE 1: Developer feedback to initial site forecast consultation							
<p>The developer responded to the initial consultation confirming that the site was complete as of March 2022. However, council data indicates 3 completions as of end of March 21/22, the remaining 7 fall into 22/23, as such in order to ensure consistency only the 3 units have been recorded as complete, with the 7 outstanding units forecast for year 1 (22/23).</p>							
STAGE 1: Developer Outcome							
<p>Agreement in principle, however data lag results in 7 units falling into year 22/23.</p>							
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:							
<p>The completion forecasts have remained as the initial consultation and the 7 remaining units are forecast for year 1.</p>							
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.							
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.	
3	7	0	0	0	0	0	
Developers history of delivery in Sunderland and/or progress with site to date:							
<p>Site has full planning permission in place and under construction. Gentoo have a very good track record of housing delivery within the city and it is known that the site is complete from Gentoo records, but data yet to be received by the Local Authority, as such 7 units still outstanding.</p>							
STAGE 1: Conclusion							
<p>Site has full planning permission in place for 10 units, the site is under construction and the local authority are awaiting further completion data, which will be recorded as 22/23 due to being received after the 31st March 2022. It is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period.</p>							
STAGE 2: Consultation Feedback							

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
3	7	0	0	0	0	0

Final APS Conclusion

Site has full planning permission in place for 10 units, the site is under construction and the local authority are awaiting further completion data, which will be recorded as 22/23 due to being received after the 31st March 2022. It is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Land at Keighley Avenue						
SHLAA Ref: 745	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A		A/B Sub Category: Detailed consent		
Planning Ref 1: 20/01181/FUL			Decision Date 1: 20/11/2020			
Planning Details 1: Erection of 41no.residential dwellings with associated access and landscaping.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 41	Units Complete: 0		Units Under Construction: 5		Units not started: 36	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Site has full planning permission in place for 41 dwellings, and as such is a category A site. In line with the previous APS completion forecasts have been set within years 1 and 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	4	37	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?:			

							Yes
STAGE 1: Developer feedback to initial site forecast consultation							
A response was received to the initial consultation from the developer who confirmed that works have now started on site. As such completions are forecast for years 1 and 2, with a slightly different figures from what was set out in the consultation.							
STAGE 1: Developer Outcome							
Forecasts revised.							
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:							
The developer's revised forecast are considered deliverable and as such have been taken forward.							
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.							
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.	
0	13	28	0	0	0	0	
Developers history of delivery in Sunderland and/or progress with site to date:							
Site has full planning permission in place and under construction. Gentoo have a very good track record of housing delivery within the city and as such it is expected that the site will be complete within the anticipated timescales.							
STAGE 1: Conclusion							
Site has full planning permission in place for 41 units, the scheme forecasts are in line with the developers forecast and the site is now under construction. It is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period.							
STAGE 2: Consultation Feedback							
No comments received to the consultation							

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	13	28	0	0	0	0

Final APS Conclusion

Site has full planning permission in place for 41 units, the scheme forecasts are in line with the developers forecast and the site is now under construction. It is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Silksworth Housing Office (Conishead Centre)						
SHLAA Ref: 747	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A			A/B Sub Category: Detailed consent	
Planning Ref 1: 20/01295/FUL			Decision Date 1: 20/11/2020			
Planning Details 1: Demolition of existing buildings/structures and erection of 13 residential dwellings. (Class C3).						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 13		Units Complete: 8		Units Under Construction: 5		Units not started: 0
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Site has full planning permission in place for 13 dwellings and is under construction. Completions were expected in 21/22 and no data received. As such all units have been forecast for completion in year 1.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	13	0	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer responded to the initial consultation confirming that the site is still under construction with completion expected April 2022.						

STAGE 1: Developer Outcome

Agreement with initial forecast.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Following the receipt of further completion data for the 21/22 period, records indicate 8 units have been complete. As such the forecast detail has been amended to reflect this.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
8	5	0	0	0	0	0

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

Site has full planning permission in place and works have started, with 8 units complete Gentoo have a very good track record of housing delivery within the city and as such it is expected that the site will be complete within the anticipated timescales.

STAGE 1: Conclusion

Site has full planning permission in place for 13 units, works on site have commenced and 8 units are complete. The developer is anticipating full site completion by April 2022. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
8	5	0	0	0	0	0

Final APS Conclusion

Site has full planning permission in place for 13 units, works on site have commenced and 8 units are complete. The developer is anticipating full site completion by April 2022. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Former Adey Gardens Care Home						
SHLAA Ref: 761	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A			A/B Sub Category: Detailed consent	
Planning Ref 1: 17/01444/SUB			Decision Date 1: 15/06/2018			
Planning Details 1: Demolition of vacant care home and erection of 23no. dwellings with associated works.						
Planning Status 1: Permitted – Under Construction						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 23	Units Complete: 10		Units Under Construction: 13		Units not started: 0	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): The scheme was due for full build out in 2021/22, however no units have been reported as complete, as such the units have been forecast for completion in 2022/23.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	23	0	0	0	0	0
STAGE 1: Site proforma returned? No			STAGE 1: Did SCC agree with Delivery Proforma?: N/A			
STAGE 1: Developer feedback to initial site forecast consultation N/A No proforma received.						

STAGE 1: Developer Outcome

N/A No proforma received.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Following the receipt of further completion data for the 21/22 period, records indicate 10 units have been complete. As such the forecast detail has been amended to reflect this.

No response received from the developer. Further contact and information will be sought where possible through the APS process.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
10	13	0	0	0	0	0

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

The site has full planning permission in place which is under construction and as such is a category A site. Works have started on site with 10 units complete and the remaining 13 currently under construction.

STAGE 1: Conclusion

Site has full planning permission in place for 23 units, works on site have commenced with 10 units complete and 13 under construction. As such it is considered that all of the units will be delivered within the five-year period.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?

No


Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

10	13	0	0	0	0	0
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Final APS Conclusion

Site has full planning permission in place for 23 units, works on site have commenced with 10 units complete and 13 under construction. As such it is considered that all of the units will be delivered within the five-year period. This is not a disputed site.

Site Name: Quarry House Lane, East Rainton						
SHLAA Ref: 421	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A			A/B Sub Category: Detailed consent	
Planning Ref 1: 16/01541/FUL			Decision Date 1: 02/02/2018			
Planning Details 1: Development of 33 detached residential properties with associated access and infrastructure works.						
Planning Status 1: Permitted - Under Construction						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 33		Units Complete: 0		Units Under Construction: 10		Units not started: 23
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): The site forecasts have been based upon the previous APS, with units set out for completion in years 1 and 2.						
STAGE 1: SCC Initial Site Forecasts						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	21	12	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation Developer agrees with the initial forecasts set out.						
STAGE 1: Developer Outcome						

No changes required to forecasts.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The developer agrees with the council's forecasting of the site.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	21	12	0	0	0	0

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

The site has full planning consent in place and is under construction. No units have been complete to date, however a number of units are under construction.

STAGE 1: Conclusion

Site has full planning permission in place for 33 units, works on site has commenced and a number of units are currently under construction, with completions expected in years 1 and 2. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	21	12	0	0	0	0

Final APS Conclusion

Site has full planning permission in place for 33 units, works on site has commenced and a number of units are currently under construction, with completions expected in years 1 and 2. As such it is considered that all of the units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Former Site Of Coutts And Findlater Ltd Hudson Road						
SHLAA Ref: 66	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: B	A/B Sub Category: Application awaiting signing of S106 Agreement			
Planning Ref 1: 21/02550/FUL			Decision Date 1:			
Planning Details 1: Erection of 16 No. x 1 bed bungalows for older people.						
Planning Status 1: Awaiting signing of S106 Agreement.						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 16	Units Complete: 0	Units Under Construction: 0	Units not started: 16			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available):						
The site has a full planning application pending, which has been approved by the relevant planning committee and is just awaiting the signing of the S106 Agreement. As such completions have been forecast for year 2. It is acknowledged that this is not strictly in line with the SHLAA methodology, which would forecast them in year 4, however the developer MCC Homes has a track record of delivering units very quickly on site once full permission is granted.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	16	0	0	0	0
STAGE 1: Site proforma returned? No initial consultation took place due to the timing of the sites inclusion in the APS being after the consultation.			STAGE 1: Did SCC agree with Delivery Proforma?:			

STAGE 1: Developer feedback to initial site forecast consultation

N/A

STAGE 1: Developer Outcome

N/A

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Contact will be made with the developer/agent regarding the site forecasts as part of the STAGE 2 consultation.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	16	0	0	0	0

Developers history

The site has a full planning application pending, which has been approved by planning committee and is just awaiting the signing of the S106 Agreement. Completions are forecast for year 2, having considered the developer’s track record of delivery within the city.

STAGE 1: Conclusion

A category B site, which has a planning application approved by planning committee and is awaiting the signing of the S106 Agreement. Completions have been forecast for year 2 as the developer has a good track record of delivery once planning permission is issued. As such all units are expected to be complete within the five-year period.

STAGE 2: Consultation Feedback

A response was received to the consultation from Barratt David Wilson Homes stating that the site has completions beginning in 23/24, yet has no planning permission in place. Reference is made to the timescales from grant of permission to first completions.

STAGE 2: Council Response

The council responded to Barratt David Wilson Homes setting out that the application has been approved at Planning Committee and is just awaiting the signing of the S106 agreement and the developer has a good track record of delivering once full permission is granted.

Barratt David Wilson responded to the council stating it takes on average 7 month for the signing of S106 agreement and asked if the city council have evidence of how long it takes. The council responded to this having looked at the data and confirmed that the average time taken from committee approval to signing the S106 agreement is 2 months (See paragraph 5.16 and appendix 7 for details of S106 lag times).

STAGE 3: Disputed site?


Yes. This site is disputed by Barratt David Wilson Homes

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	16	0	0	0	0

Final APS Conclusion

A category B site, which has a planning application approved by planning committee April 2022 and is awaiting the signing of the S106 Agreement, which is expected by the end of July 2022. Completions have been forecast for year 2 based on the developer’s feedback and due to the fact that past records indicate the developer (MCC Homes), delivers very quickly once full permission has been granted. . The site is disputed by Barratt David Wilson Homes on the basis of its inclusion within the five-year supply when it does not have full planning permission in place. However, based upon the timescales set out above, which have been confirmed by the planning case officer and the developer and the small number of units to be delivered, the site is considered deliverable within the five-year period.

Site Name: Land North of Burdon Lane C1			
SHLAA Ref: 477c1	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 18/00640/FUL		Decision Date 1: 14/01/22	
Planning Details 1: 60 dwellings with access from Burdon Road and associated open space, landscaping, infrastructure and earthworks.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information:			
<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 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:-</p> <p>School extensions/refurbishments - Two school extensions, providing a total of 210 new primary school places, were delivered at Benedict Biscop Primary Academy and St Pauls CE Primary School for September 2021. One further extension is planned to provide SEND (Special Education Needs and Disability) provision at a local primary school. This is currently projected to be complete for September 2024. The Council is also investing in the rebuild of a local secondary school in order to provide a further 150 secondary places to the SSGA.</p>			

New SEND School - A new SEND school, to replace the existing Sunningdale School and provide additional capacity, is to be provided in the vicinity of the SSGA, the site is within Council ownership. Construction is underway and will be complete for September 2022.

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. The RDLR has secured planning permission and is now on site, construction is anticipated to take 12 months and be complete by December 2022. The 'Fourth Arm' is to be constructed as part of Land North of Burdon Lane development. The development proposal was approved at planning committee in March 2021 and is now on site and due to be complete by December 2022.

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 started in Spring 2022, with initial landscape site strip. The civils works are expected to commence in October 2022 and will be complete in Autumn 2023.

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 are now complete.

S106 Contributions and delivery - It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for the 4 sites.

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.

Site Capacity: 60	Units Complete: 0	Units Under Construction: 0	Units not started: 60
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STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available):

Category A site with full planning permission in place. Forecasts have been aligned to the delivery assumption within the SHLAA methodology, with units completing within year 2.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	30	0	0	0

STAGE 1: Site proforma returned?

No

STAGE 1: Did SCC agree with Delivery Proforma?:

N/A

STAGE 1: Developer feedback to initial site forecast consultation

N/A

STAGE 1: Developer Outcome

N/A

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

No response received. Further contact and information will be sought where possible through the APS process.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	30	0	0	0

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

The site forms part of the larger Land North of Burdon Lane development site. This parcel which is being delivered by Barratt/David Wilson Homes has been subject to a separate planning application and as such has been referenced accordingly. The site has full planning consent in place. Based upon the SHLAA methodology units are forecast for year 2, with all units complete within the five-year period.

STAGE 1: Conclusion

A category A site, which is being delivered by Barratt/David Wilson Homes. A greenfield site within a good market area as such it is anticipated that all 60 units will be delivered within the five-year period.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	30	0	0	0

Final APS Conclusion

A category A site, which is being delivered by Barratt/David Wilson Homes. A greenfield site within a good market area as such it is anticipated that all 60 units will be delivered within the five-year period. Following a site visit it has become evident that enabling works have now started on the site. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Burdon Lane			
SHLAA Ref: 477d	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent
Planning Ref 1: 21/01544/FU4		Decision Date 1: 23/02/22	
Planning Details 1: Erection of 60. No dwellings with access, landscaping, SuDS, SANGS and associated infrastructure on land at Burdon Lane, Ryhope.			
Planning Status 1: Approved			
Planning Ref 2 (if applicable):		Decision Date 2:	
Planning Details 2:			
Planning Status 2:			
Funding information:			
<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 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:-</p> <p>School extensions/refurbishments- Two school extensions, providing a total of 210 new primary school places, were delivered at Benedict Biscop Primary Academy and St Pauls CE Primary School for September 2021. One further extension is planned to provide SEND (Special Education Needs and Disability) provision at a local primary school. This is currently projected to be complete for September 2024. The Council is also investing in the rebuild of a local secondary school in order to provide a further 150 secondary places to the SSGA.</p>			

New SEND School - A new SEND school, to replace the existing Sunningdale School and provide additional capacity, is to be provided in the vicinity of the SSGA, the site is within Council ownership. Construction is underway and will be complete for September 2022.

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. The RDLR has secured planning permission and is now on site, construction is anticipated to take 12 months and be complete by December 2022. The 'Fourth Arm' is to be constructed as part of Land North of Burdon Lane development. The development proposal was approved at planning committee in March 2021 and is now on site and due to be complete by December 2022.

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 works started in Spring 2022, with initial landscape site strip. The civils works are expected to commence in October 2022 and will be complete by Autumn 2023.

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 are now complete.

S106 Contributions and delivery - It should be noted that S106 contributions towards the delivery of the necessary SSGA infrastructure have already been agreed for the 4 sites.

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.

Site Capacity: 60	Units Complete: 0	Units Under Construction: 0	Units not started: 60
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STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available):

Category A site with full planning permission in place. Forecasts have been aligned to the delivery assumption within the SHLAA methodology, with units completing within year 2.

STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	30	0	0	0

STAGE 1: Site proforma returned?

No

STAGE 1: Did SCC agree with Delivery Proforma?:

N/A

STAGE 1: Developer feedback to initial site forecast consultation

N/A

STAGE 1: Developer Outcome

N/A

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

No response received. Further contact and information will be sought where possible through the APS process.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	30	0	0	0

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

The site forms part of the larger Land North of Burdon Lane development site. This parcel which is being delivered by Bellway Homes has been subject to a separate planning application and as such has been referenced accordingly. The site has full planning consent in place. Based upon the SHLAA methodology units are forecast for year 2, with all units complete within the five-year period.

STAGE 1: Conclusion

A category A site, which is being delivered by Bellway Homes. A greenfield site within a good market area as such it is anticipated that all 60 units will be delivered within the five-year period.

STAGE 2: Consultation Feedback

Barratt David Wilson queried the location of this site through comments submitted as part of the consultation.

STAGE 2: Council Response

The council responded to Barratt David Wilson Homes setting out the planning application reference number and directing the developer the map within the APS document.

STAGE 3: Disputed site?


No. The council considered Barratt David Wilson's response to this site to be a point of clarification rather than a dispute.

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	30	0	0	0

Final APS Conclusion

A category A site, which is being delivered by Bellway Homes. A greenfield site within a good market area as such it is anticipated that all 60 units will be delivered within the five-year period. Following a site visit it has become evident that works have now started on the site. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Former Groves Site						
SHLAA Ref: 85	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: B	A/B Sub Category: Allocated Site			
Planning Ref 1:			Decision Date 1:			
Planning Details 1:						
Planning Status 1:						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 720	Units Complete: 0	Units Under Construction: 0	Units not started: 720			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available):						
The site is an allocated site within the Core Strategy and Development Plan - Saved Policies, owned by the City Council. It gained Cabinet approval in March 2022 to allow the site to be progressed and phase 1 to be marketed for development. As such completions have been forecast in line with the SHLAA methodology at 30 per year commencing in year 4.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	30	30	660
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation						

The land owner agreed with the proposed forecasts.

STAGE 1: Developer Outcome

Agreed with the proposed completion forecasts.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

No further steps necessary, land owner agreed with the proposed forecasts.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	30	30	660

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

The site is a large brownfield site which was saved as a housing allocation through the Core Strategy and Development Plan. The City Council acquired the site in March 2020 in order to accelerate residential development and ensure delivery of a high-quality sustainable community. In March 2022 Cabinet approval was gained to progress with the remediation and development of the land.

STAGE 1: Conclusion

Category B site, which is a site allocation which has been acquired by the City Council to accelerate delivery and has Cabinet approval to progress with the remediation and development of the land. The site has been forecast for completions in line with the SHLAA methodology, as such 30 units forecast for year 4 and year 5.

STAGE 2: Consultation Feedback

Barratt Homes responded to the consultation raising concerns over the site having no planning permission and no developer attached to it. They acknowledged that the site is allocated, however they stated that the Council need to provide clear justification to demonstrate that it can contribute to the APS.

STAGE 2: Council Response

The council responded to Barratt David Wilson Homes confirming that the site is an allocated site within saved policies of UDP Alteration No. 2 and as such is a category B site. In order to advance the regeneration of site the council have acquired the site. Cabinet approval was gained in March 2022 to allow the site to be progressed and for phase 1 to be marketed for development. First completions expected in 25/26, which is in line with the SHLAA methodology. The council consider this is evidence to demonstrate that the site is to be delivered and justifies its inclusion as a category B site within the APS.

Barratt David Wilson responded to the council's comments setting out a timetable for the sites progression and stating that first completions would not be until October 2027.

The council responded back to Barratt David Wilson explaining that the finances are in place to deliver the site and explaining that the council are to act as a master developer for the site, and will therefore

undertake initial feasibility studies including intrusive ground investigation/remediation strategy, ecology, drainage and utility surveys, to inform the preparation of a remediation and infrastructure strategy, development masterplan, design code and outline planning application. This will replicate the successful approach utilised at the Chapelgarth site (ref:081), which will help deliver the site more quickly and de-risk it for potential developers. However, Barratt David Wilson Homes continue to object to the inclusion of the site in the APS.

On the basis of the above information, on a Council owned site that the council intend on gaining outline planning consent for themselves and acting as master developer, the planning application would be submitted earlier than the timescales set out by Barratt David Wilson Homes (which is April 2024), however it is agreed that it will most likely take up to 12 months to determine and agree S106. Council records indicate the average time taken from gaining planning consent (which will include the signing of the S106 agreement) to first completions is 17.9 months and as the site is to include modern methods of construction, the time from gaining planning consent to first completion is expected to be quicker than the average. It is considered that the site is deliverable within the five-year period, with first completions in 25/26.

STAGE 3: Disputed site?

Yes. Barratt David Wilson Homes dispute the site.


Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	30	30	660

Final APS Conclusion

Category B site, which is a site allocation which has been acquired by the City Council to accelerate delivery and has Cabinet approval to progress with the remediation and development of the land. The site has been forecast for completions in line with the SHLAA methodology and the council will act as master developer to progress the site, undertaking survey works and gaining planning consent. As such 30 units forecast for year 4 and year 5 of the five-year supply.

Representations were received by Barratt David Wilson Homes in relation to the delivery of the site, the council responded to their concerns clarifying the position, however, Barratt David Wilson Homes still dispute the site.

Site Name: Former Carley Hill School						
SHLAA Ref: 104	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A	A/B Sub Category: Full planning consent			
Planning Ref 1: 21/02679/FU4			Decision Date 1: 07/07/2022			
Planning Details 1: Erection of 115 residential dwellings,						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 115	Units Complete: 0	Units Under Construction: 0	Units not started: 115			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category B site, which is within the Brownfield Register. Full planning application for 115 dwellings approved at Planning Committee March 2022 and awaiting the signing of the S106 Agreement, which is imminent. Developer is Gentoo who have a good track record of delivery within the city, as such the initial forecasts are for completions from year 2 onwards.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	25	30	30	30	0
STAGE 1: Site proforma returned? No initial consultation took place due to the timing of the sites inclusion in the APS being after the consultation.			STAGE 1: Did SCC agree with Delivery Proforma?: N/A			
STAGE 1: Developer feedback to initial site forecast consultation						

N/A

STAGE 1: Developer Outcome

N/A

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Contact will be made with the developer/agent regarding the site forecasts as part of the STAGE 2 consultation.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	25	30	30	30	0

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

The site has a full planning application pending, which has been approved by the relevant planning committee and is awaiting the signing of the S106, which is imminent. The developer Gentoo has a very good track record of housing delivery within the city.

STAGE 1: Conclusion

A category B site which has a full planning application pending, approved by planning committee and awaiting the signing of the S106 Agreement. The developer, Gentoo has a very good track record of starting on site once permission granted, as such forecasts has been included at year 2 and are expected to build out within the five-year period.

STAGE 2: Consultation Feedback

Nexus responded to the consultation indicating how accessible to bus services the site is.

Barratt David Wilson Homes raised representations stating that a site without planning permission cannot expect completions in year 2.

STAGE 2: Council Response

No response required to the Nexus comment.

In response to Barratt David Wilson Homes, it was explained that this is a Category B site where a planning application has been submitted and recently approved at planning committee and it only awaiting the signing of the S106 agreement, which is anticipated to be imminent. It was explained that the site profile within the APS set this out in detail along with the justification for the site's inclusion in the APS and forecasts to demonstrate deliverability. It is considered that having planning committee approval for a planning application on category B sites, (demonstrating all matters have been resolved) and just awaiting the signing of S106 agreement is clear evidence that a site is deliverable. As the site indicates a number of

completions in 23/24 this has been subject to discussions with the developer and is a site that is subject to grant funding and as such have timescales attached to delivery.

STAGE 3: Disputed site?

Yes. Barratt David Wilson Homes dispute the site.


Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	25	30	30	30	0

Final APS Conclusion

Full planning consent was issued on 07 July 2022, following the signing of the S106 agreement, as such the site moved from a category B site to a Category A. The developer, Gentoo has a very good track record of starting on site once permission granted and the site is subject to grant funding, as such forecasts has been included at year 2 and are expected to build out within the five-year period.

Barratt David Wilson Homes have not confirmed that they no longer dispute this site. However, the site now has full planning consent in place and is a category A site, as it was approved at planning committee in March 2022 and the S106 agreement signed and full permission issued July 2022.

Site Name: Amberley and Harrogate Street						
SHLAA Ref: 163	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: B	A/B Sub Category: Brownfield Register Full planning application pending			
Planning Ref 1: 22/00970/FU4			Decision Date 1:			
Planning Details 1: Erection of 103 no. affordable dwellings with associated access, landscaping and infrastructure						
Planning Status 1: Application pending						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 79	Units Complete: 0	Units Under Construction: 0	Units not started: 79			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category B site, which is within the Brownfield Register. Site was included with the draft Allocations and Designations Plan and it is being progressed by the land owners. The forecasts have been set in line with the SHLAA methodology, with completions expected at 30 units per year from year 4.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	30	30	19
STAGE 1: Site proforma returned? No			STAGE 1: Did SCC agree with Delivery Proforma?: N/A			
STAGE 1: Developer feedback to initial site forecast consultation						

No response was received as part of the initial consultation exercise, as such the completions remain in line with the SHLAA methodology for year 4.

STAGE 1: Developer Outcome

N/A No proforma received

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

No response received. Further contact and information will be sought where possible through the APS process.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	30	30	19

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

Category B site which is being progressed by the owners. In line with the SHLAA methodology completions are forecast for year 4.

STAGE 1: Conclusion

A category B site, which has been forecast for completions in year 4 in line with the SHLAA methodology.

STAGE 2: Consultation Feedback

A full planning application was submitted on the site in May 2022, which increased the site capacity from the original 79 that was set out in the brownfield land register to 103 dwellings.

Nexus responded to the consultation indicating the services that residents would be able to access within the area.

The agent for the developer responded to the consultation indicating that a start on site is programmed for January 2023. It is anticipated that 50 units will be delivered in 23/24 and 53 in 24/25. The agent also confirmed that the scheme is grant funded and as such this will tie them to timescales and completion numbers.

STAGE 2: Council Response

Notwithstanding the fact that the scheme is to be grant funded and as such will be tied to timescales and completion numbers, it is considered that the first completion forecasts put forward by the agent are quite ambitious when planning was only submitted May 2022 and it has not yet been reported to planning committee. As such completions have been pulled forward from the initial forecasting at stage 1, not in line with the agent's forecasts, but having a number of completions yielding in year 3, which will allow time for the application to be reported to committee, sign any S106 agreement and allow 18 months from this to start to yield completions.

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	20	43	40	0

Final APS Conclusion

A category B site due to its inclusion on the Brownfield Register, that has a full planning application pending. The scheme is being brought forward by a Registered Provider and as such the site will be subject to grant funding. However, it is considered that the completion data submitted by the agent is quite ambitious (first completions in year 2) and as such it is anticipated that all dwellings will be complete within the five-year period, but first completions have been forecast for year 3 to allow time for the application to be reported to planning committee (anticipated November 2022), any S106 agreement to be signed and works to start on site. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Cragdale Gardens						
SHLAA Ref: 440	Monitoring Delivery Sub Area: Coalfields	NPPF Annex 2 Category: A			A/B Sub Category: Detailed Consent	
Planning Ref 1: 21/00011/REF			Decision Date 1: 28/01/2022			
Planning Details 1: Erection of 86 residential dwellings						
Planning Status 1: Appeal allowed						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 86	Units Complete: 0		Units Under Construction: 0		Units not started: 86	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): The site has full planning permission in place which was granted through an appeal. Completions have been forecast in line with the SHLAA methodology for year 2 at 30 units a year.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	30	26	0	0
STAGE 1: Site proforma returned? No			STAGE 1: Did SCC agree with Delivery Proforma?: N/A No proforma received.			
STAGE 1: Developer feedback to initial site forecast consultation N/A No proforma received.						
STAGE 1: Developer Outcome N/A No proforma received.						

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

No response received. Further contact and information will be sought where possible through the APS process.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	30	26	0	0

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

The site has full planning permission in place following the outcome of a planning appeal decision in January 2022. The developer, Gentoo has a very good track record of housing delivery within the city and as such it is anticipated that the development will be built out during the next five years.

STAGE 1: Conclusion

A category A site which has a full planning consent in place. The developer, Gentoo has a very good track record of starting on site once permission granted, as such forecasts has been included at year 2 and are expected to build out within the five-year period.

STAGE 2: Consultation Feedback

The developer responded to the consultation indicating that work on site started end of May 2022.

Barratt David Wilson Homes responded to the consultation stating that Sunderland City Council website has the application down as refused.

STAGE 2: Council Response

The site forecasts have been set in line with the SHLAA methodology, which aligns with the fact that works have now started on site.

A response was sent back to Barratt David Wilson homes explaining that the site was granted planning consent at appeal in January 2022 and setting out that this detail is included within the site profile of the APS.

STAGE 3: Disputed site?

No. This is not considered to be a disputed site as the comments received from Barratt David Wilson are considered to be a point of clarity.


Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

0	0	30	30	26	0	0
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Final APS Conclusion

A Category A site which has a full planning consent in place and works have now started. The developer, Gentoo has a very good track record of housing delivery within the city, as such forecasts has been included at year 2 which is in line with the SHLAA methodology. The site is expected to build out within the five-year period. This is not considered to be a disputed site.

Site Name: Penshaw House						
SHLAA Ref: 448	Monitoring Delivery Sub Area:	NPPF Annex 2 Category: A	A/B Sub Category: Detailed Consent			
Planning Ref 1: 21/01969/FU4			Decision Date 1: 31/03/22			
Planning Details 1: Construction of three storey building to provide 72 apartments, including parking and turning space and restoration of walled garden						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 72	Units Complete: 0	Units Under Construction: 0	Units not started: 72			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category A site that was granted planning consent March 2022. The forecasts have been set out in line with the SHLAA methodology, however due to the scheme being an apartment block all completions have been forecast for year 3.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	72	0	0	0
STAGE 1: Site proforma returned? No initial consultation took place due to the timing of the sites inclusion in the APS being after the consultation.			STAGE 1: Did SCC agree with Delivery Proforma?: N/A			
STAGE 1: Developer feedback to initial site forecast consultation						

N/A						
STAGE 1: Developer Outcome						
N/A						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
Contact will be made with the developer/agent regarding the site forecasts as part of the STAGE 2 consultation.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	72	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
Full planning permission in place for 72 apartments. The agent is in the process of discharging planning conditions. All units are expected to be complete within year 3.						
STAGE 1: Conclusion						
A category A site, which has been forecast for completion in year 3 in line with the SHLAA methodology and reflecting the apartment scheme where all completions normally complete at the same time, as such all units are expected to be complete within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received to the consultation						
STAGE 2: Council Response						
N/A						
STAGE 3: Disputed site?						
No						
Final Forecast						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	72	0	0	0
Final APS Conclusion						

A category A site, which has been forecast for completion in year 3 in line with the SHLAA methodology and reflecting the apartment scheme where all completions normally complete at the same time, as such all units are expected to be complete within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Land To The North Of Stone Cellar Road						
SHLAA Ref: 567	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: B	A/B Sub Category: Allocated Site Full Planning application pending			
Planning Ref 1: 22/00137/FU4			Decision Date 1:			
Planning Details 1: Erection of 49 dwellings with associated vehicle access and landscaping						
Planning Status 1: Application pending						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 49	Units Complete: 0	Units Under Construction: 0	Units not started: 49			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): A category B site allocated through the Core Strategy and Development Plan, with a full planning application pending. The forecasts have been set in line with the SHLAA methodology and as such first completions expected in year 4.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	19	30	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation						

The developer confirmed that a start on site is programmed for January 2023, with first completions in year 2.

STAGE 1: Developer Outcome

Forecasts revised forward.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The forecasts have been revised based upon the developers response and the fact that the planning application is due for a decision summer 2022.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	19	30	0	0	0

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

The site is being delivered by Taylor Wimpey who have a good track record of housing delivery within the city. The site is a greenfield allocated housing site in a very good market location. It is considered that the site will be complete within the five-year period.

STAGE 1: Conclusion

Category B site, which has a full planning application pending and due for decision summer 2022. The developer anticipates first completions in year 2 and has a good track record of housing delivery within the city. As such all units are forecast to be complete within the five-year period.

STAGE 2: Consultation Feedback

A response was received to the consultation from Barratt David Wilson Homes stating that the site has completions beginning in 23/24, yet has no planning permission in place. Reference is made to the timescales from grant of permission to first completions.

STAGE 2: Council Response

The council responded to Barratt David Wilson Homes setting out that the site is allocated through the Core Strategy and Development Plan, with a full planning application pending. It is scheduled for approval at September planning committee to allow time for the outstanding minor issues to be resolved.

Barratt David Wilson responded to the council stating it takes on average 7 month for the signing of S106 agreement and asked if the city council have evidence of how long it takes. The council responded to this having looked at the data and confirmed that the average time taken from committee approval to signing the S106 agreement is 2 months (See paragraph 5.16 and Appendix 7 in relation to lag times for S106 agreements). Having taken on board the representations by BDW the City Council have adjusted the

forecasts to start in 24/25 rather than 23/24, to allow for committee approval and S106 to be signed. Notwithstanding these changes the site remains in in the five year supply.

STAGE 3: Disputed site?


Yes. Barratt David Wilson still dispute this site.

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	30	19	0	0

Final APS Conclusion

Category B site, which has a full planning application pending and due for decision September 2022. The developer who has a good track record of housing delivery within the city anticipates first completions in year 2. As such all units are forecast to be complete within the five-year period. The developer is a large volume house builder with a very good track record of housing delivery in Sunderland. The developer has confirmed the delivery forecasts and the start dates on site. However, taking on board comments submitted by Barratt David Wilson the forecasts have been moved back by one year. All units are still forecast to deliver within the five-year period.

Site Name: Land South of Redburn Row						
SHLAA Ref: 654	Monitoring Delivery Sub Area: Coalfield	NPPF Annex 2 Category: A			A/B Sub Category: Detailed consent	
Planning Ref 1: 21/00483/FUL			Decision Date 1: 03/12/21			
Planning Details 1: Development of 45 dwellings with associated car parking, landscaping and infrastructure.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 45		Units Complete: 0		Units Under Construction: 0		Units not started: 45
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): The forecasts are set out in line with the SHLAA methodology with completions in year 2 at 30 dwellings per year.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	30	15	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The developer confirmed that the scheme is under construction and on target for all completions within year 1.						

STAGE 1: Developer Outcome

Revised forecasts submitted.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The forecasts have been revised to take on board the developers response.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	45	0	0	0	0	0

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

A category A site which is under construction and forecast to deliver all units within year 1.

STAGE 1: Conclusion

Category A site which is under construction with all units are forecast to deliver within the five-year period.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?

No


Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	45	0	0	0	0	0

Final APS Conclusion

Category A site which is under construction with all units are forecast to deliver within the five-year period.

No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Civic Centre						
SHLAA Ref: 731	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: A			A/B Sub Category: Detailed Consent	
Planning Ref 1: 21/02938/FD4			Decision Date 1: 19/04/2022			
Planning Details 1: Demolition of Civic Centre, car park and associated buildings and structures, including footbridge across Burdon Road, and the redevelopment of the site for up to 265 residential dwellings/apartments with associated vehicular and pedestrian accesses, parking, landscaping, infrastructure and engineering works and the removal of, and works to, various trees.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 265	Units Complete: 0		Units Under Construction: 0		Units not started: 265	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category A site which gained full planning permission in April 22, as such the completion forecast have been set out in line with the SHLAA methodology for commencing in year 2 at 30 dwellings per year.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	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	145
STAGE 1: Site proforma returned? No initial consultation took place due to the timing of the sites inclusion in the APS being after the consultation.			STAGE 1: Did SCC agree with Delivery Proforma?: N/A			
STAGE 1: Developer feedback to initial site forecast consultation						

N/A

STAGE 1: Developer Outcome

N/A

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Contact will be made with the developer/agent regarding the site forecasts as part of the STAGE 2 consultation.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	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	145

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

The scheme which has full planning permission in place is being delivered by Vistry Partnership. The demolition of the old civic centre is programmed for 2022. It is anticipated that delivery of a number of units will be within the five-year period.

STAGE 1: Conclusion

Category A site with full planning permission recently granted. Brownfield regeneration site within the City Centre. Works are expected to start on site in 2022, as such the forecasts set out for first completions in year 2 are considered deliverable.

STAGE 2: Consultation Feedback

Nexus responded to the consultation setting out how accessible the site is to a range of public transport modes.

A response was made by Barratt David Wilson Homes to this site asking if demolition of the site had started, on the basis of achieving 30 completions in 23/24.

STAGE 2: Council Response

The council responded to Barratt David Wilson Homes confirming that the site set up is now in place and demolition of the internal soft strip and asbestos removal is underway, with demolition of the superstructure to start in August 2022.

The whole demolition process is anticipated to take a year. It is the intention of the developer to bring forward development on the Cowan Terrace car site (Block D) independently of the demolition programme and this is a cleared site which can be brought forward quickly and separately to the wider site.

Following further internal discussions it is anticipated that the full 30 units may not be delivered in year 2, as such this has been reduced down to 15 units to ensure that the projections are cautious and robust.

STAGE 3: Disputed site?


Yes. Barratt David Wilson still dispute this site.

Final Forecast

Completions prior to 1/4/2022	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	160

Final APS Conclusion

Category A site with full planning permission recently granted. Brownfield regeneration site within the City Centre. Demolition works have started on site and it is the intention of the developer to bring forward development on the Cowan Terrace car site (Block D) independently of the demolition programme as this is a cleared site which can be brought forward quickly and separately to the wider site. Forecasts for the first year have been reduced, as such these are considered deliverable. This is a disputed site.

Site Name: Durham Bed Centre, 21-22 Blandford Street						
SHLAA Ref: 762	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: A			A/B Sub Category: Detailed consent	
Planning Ref 1: 21/01173/FUL			Decision Date 1: 26/10/21			
Planning Details 1: Change of use and conversion to 5 self-contained apartments.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 5	Units Complete: 0	Units Under Construction: 0		Units not started: 5		
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category A site with full planning permission in place. Forecasts have been aligned to the delivery assumption within the SHLAA methodology, with units completing within year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	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
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The agent has confirmed that the developer is intending on starting the works this year (2022) and as such agrees with the forecasts as set out.						
STAGE 1: Developer Outcome						

Agree with forecasts.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

No further steps to take, developer agrees with forecasts.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	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

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

Category A site, with full planning permission in place to convert the upper floors of a retail unit to residential. The agent has confirmed the developer is starting the works this year.

STAGE 1: Conclusion

Category A site which is programmed to start work in 2022 and as such all units are expected to be delivered within the five-year period.

STAGE 2: Consultation Feedback

Nexus responded to the consultation setting out how well served the site is to public transport. No further comments received to the consultation.

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?

No


Final Forecast

Completions prior to 1/4/2022	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

Final APS Conclusion

The development has full planning permission in place to convert to 5 apartments. The forecast for completion has been set in line with the SHLAA methodology, of which the agent for the developer has agreed to. As such it is considered that all of the units will be delivered within the five-year period. This is not a disputed site.



Site Name: Ivy Leaf Club						
SHLAA Ref: 763	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A			A/B Sub Category: Detailed consent	
Planning Ref 1: 20/01026/FUL			Decision Date 1: 09/07/21			
Planning Details 1: Change of use from social club to 13 apartments; including rendering the exterior walls and new windows to side and rear elevation.						
Planning Status 1: approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 13		Units Complete: 0		Units Under Construction: 0		Units not started: 13
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category A site with full planning permission in place. Forecasts have been aligned to the delivery assumption within the SHLAA methodology, with units completing within year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	13	0	0	0	0
STAGE 1: Site proforma returned? No			STAGE 1: Did SCC agree with Delivery Proforma?: N/A No proforma received			
STAGE 1: Developer feedback to initial site forecast consultation N/A						
STAGE 1: Developer Outcome						

N/A

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

No response received. Further contact and information will be sought where possible through the APS process.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	13	0	0	0	0

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

The site has full planning permission in place for the creation of 13 units, as such it is a category A sites. In line with the SHLAA methodology completions are forecast for year 2.

STAGE 1: Conclusion

A category A site, which has been forecast for completion at year 2 in line with the SHLAA methodology, as such all units are expected to be complete within the five-year period.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	13	0	0	0	0

Final APS Conclusion

A category A site, which has been forecast for completion at year 2 in line with the SHLAA methodology, as such all units are expected to be complete within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: The Old School Building						
SHLAA Ref: 764	Monitoring Delivery Sub Area: Washington	NPPF Annex 2 Category: A			A/B Sub Category: Detailed consent	
Planning Ref 1: 20/02026/LP3			Decision Date 1: 01/09/21			
Planning Details 1: Refurbishment and extension of disused school building to form 15no. residential accommodation units with support.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 15		Units Complete: 0		Units Under Construction: 0		Units not started: 15
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category A site with full planning permission in place. Forecasts have been aligned to the delivery assumption within the SHLAA methodology, with units completing within year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	15	0	0	0	0
STAGE 1: Site proforma returned? Yes			STAGE 1: Did SCC agree with Delivery Proforma?: Yes			
STAGE 1: Developer feedback to initial site forecast consultation The site has been acquired and a contractor procured. Works started on site in March 2022 and all units are programmed for completion March 2023.						

STAGE 1: Developer Outcome

The developer put forward revised forecasts.

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

The forecasts have been adjusted in line with the response received and the fact that work on site has started.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	15	0	0	0	0	0

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

Category A site and works have started on site. It is anticipated that all units will be complete within year 1.

STAGE 1: Conclusion

Category A site with works started March 2022, the developer has confirmed that all units are programmed for completion March 2023, as such the site will deliver within the five-year period.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	15	0	0	0	0	0

Final APS Conclusion

Category A site with works started March 2022, the developer has confirmed that all units are programmed for completion March 2023, as such the site will deliver within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Site of 1-4 Rotherfield Square						
SHLAA Ref: 765	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: A			A/B Sub Category: Detailed Consent	
Planning Ref 1: 19/01495/FUL			Decision Date 1: 13/08/21			
Planning Details 1: Erection of 8no. residential dwellings with associated parking, landscaping and boundary treatment.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 8		Units Complete: 0		Units Under Construction: 6		Units not started: 2
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category A site with full planning permission in place. Forecasts have been aligned to the delivery assumption within the SHLAA methodology, with units completing within year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	8	0	0	0	0
STAGE 1: Site proforma returned? No			STAGE 1: Did SCC agree with Delivery Proforma?: N/A No pro-forma received			
STAGE 1: Developer feedback to initial site forecast consultation N/A						

STAGE 1: Developer Outcome

N/A

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

No response received. However, data received in relation to units that are currently under construction indicate that works on site have started with 6 units currently under construction, as such the completion for units has been brought forward to year 1. Further contact will be made with the developer through the APS process to clarify this position.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	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

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

The site has full planning permission in place for 8 units, as such it is a category A sites. Works have started on site, as such it is anticipated that all units will be complete within year 1.

STAGE 1: Conclusion

A category A site, which has been forecast for completion in year 1 in line with data received in relation to starts on site. As such all units are expected to be complete within the five-year period.

STAGE 2: Consultation Feedback

No comments received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?

No


Final Forecast

Completions prior to 1/4/2022	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

Final APS Conclusion

A category A site, which has been forecast for completion in year 1 in line with data received in relation to starts on site. As such all units are expected to be complete within the five-year period. No evidence has

been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: 55 John Street						
SHLAA Ref: 766	Monitoring Delivery Sub Area: Urban Core	NPPF Annex 2 Category: A			A/B Sub Category: Detailed Consent	
Planning Ref 1: 21/01651/FUL			Decision Date 1: 25/03/2022			
Planning Details 1: Conversion from bar/restaurant to 5 self-contained apartments, to include removal of part rear extension to form light well, erection of rear boundary wall and formation of new window openings, replacement dormers and other associated works.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 5		Units Complete: 0		Units Under Construction: 0		Units not started: 5
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): The site has full planning consent in place, as such completions have been forecast for year 2 in line with the SHLAA methodology.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	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
STAGE 1: Site proforma returned?			STAGE 1: Did SCC agree with Delivery Proforma?: N/A			

No initial consultation took place due to the timing of the sites inclusion in the APS being after the consultation.

STAGE 1: Developer feedback to initial site forecast consultation
N/A

STAGE 1: Developer Outcome
N/A

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:
Contact will be made with the developer/agent regarding the site forecasts as part of the STAGE 2 consultation.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	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

Developers history of delivery in Sunderland and/or progress with site to date:
The site has full planning permission in place for the creation of 5 units, as such it is a category A sites. In line with the SHLAA methodology completions are forecast for year 2.

STAGE 1: Conclusion
A Category A site, which has been forecast for completion in year 2 in line with the SHLAA methodology, as such all units are expected to be complete within the five-year period.

STAGE 2: Consultation Feedback
No comments received to the consultation

STAGE 2: Council Response
N/A


STAGE 3: Disputed site?
No

Final Forecast

Completions prior to 1/4/2022	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


Final APS Conclusion

A category A site, which has been forecast for completion in year 2 in line with the SHLAA methodology, as such all units are expected to be complete within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Clifton Hall, Douro Terrace						
SHLAA Ref: 767	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A	A/B Sub Category: Detailed consent			
Planning Ref 1: 20/01005/FUL			Decision Date 1: 07/04/2022			
Planning Details 1: Demolition of the existing building and erection of two terraces of 9no three storey town houses with detached garages.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 9	Units Complete: 0	Units Under Construction: 0	Units not started: 9			
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022¹ - prior to full end of year completion data being available): Category A site with full planning permission in place. Forecasts have been aligned to the delivery assumption within the SHLAA methodology, with units completing within year 2.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	9	0	0	0	0
STAGE 1: Site proforma returned? No initial consultation took place due to the timing of the sites inclusion in the APS being after the consultation.			STAGE 1: Did SCC agree with Delivery Proforma?: N/A			
STAGE 1: Developer feedback to initial site forecast consultation						

N/A						
STAGE 1: Developer Outcome						
N/A						
STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:						
Contact will be made with the developer/agent regarding the site forecasts as part of the STAGE 2 consultation.						
STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	9	0	0	0	0
Developers history of delivery in Sunderland and/or progress with site to date:						
The site has full planning permission in place for the development of 9 dwellings, as such it is a category A sites. In line with the SHLAA methodology completions are forecast for year 2.						
STAGE 1: Conclusion						
A category A site, which has been forecast for completion in year 2 in line with the SHLAA methodology, as such all units are expected to be complete within the five-year period.						
STAGE 2: Consultation Feedback						
No comments received to the consultation						
STAGE 2: Council Response						
N/A						
STAGE 3: Disputed site?						
No						
Final Forecast						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	9	0	0	0	0
Final APS Conclusion						

A category A site, which has been forecast for completion in year 2 in line with the SHLAA methodology, as such all units are expected to be complete within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Princess of Wales Centre						
SHLAA Ref: 768	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: B		A/B Sub Category: Application awaiting signing of S106 Agreement		
Planning Ref 1: 21/01825/FU4			Decision Date 1:			
Planning Details 1: Demolition of existing building and erection of 19no bungalows for the over 55's.						
Planning Status 1: Awaiting signing of S106 Agreement						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 19		Units Complete: 0		Units Under Construction: 0		Units not started: 19
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): The site has a full planning application pending, which has been approved by the relevant planning committee and is just awaiting the signing of the S106 Agreement. As such completions have been forecast for year 2. It is acknowledged that this is not strictly in line with the SHLAA methodology, which would forecast them in year 4, however the developer MCC Homes has a track record of delivering units very quickly on site once full permission is granted.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	19	0	0	0	0
STAGE 1: Site proforma returned? No initial consultation took place due to the timing of the sites inclusion in the APS being after the consultation.			STAGE 1: Did SCC agree with Delivery Proforma?: N/A			

STAGE 1: Developer feedback to initial site forecast consultation

N/A

STAGE 1: Developer Outcome

N/A

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

Contact will be made with the developer/agent regarding the site forecasts as part of the STAGE 2 consultation.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	19	0	0	0	0

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

The site has a full planning application pending, which has been approved by planning committee and is just awaiting the signing of the S106 Agreement. Completions are forecast for year 2, having considered the developer’s track record of delivery within the city.

STAGE 1: Conclusion

A category B site, which has a planning application approved by planning committee and is awaiting the signing of the S106 Agreement. Completions have been forecast for year 2 as the developer has a good track record of delivery once planning permission is issued. As such all units are expected to be complete within the five-year period.

STAGE 2: Consultation Feedback

A response was received to the consultation from Barratt David Wilson Homes stating that the site has completions beginning in 23/24, yet has no planning permission in place. Reference is made to the timescales from grant of permission to first completions.

STAGE 2: Council Response

The council responded to Barratt David Wilson Homes setting out that the application has been approved at Planning Committee and is just awaiting the signing of the S106 agreement and the developer has a good track record of delivering once full permission is granted.

Barratt David Wilson responded to the council stating it takes on average 7 month for the signing of S106 agreement and asked if the city council have evidence of how long it takes. The council responded to this

having looked at the data and confirmed that the average time taken from committee approval to signing the S106 agreement is 2 months. (See para.no 5.16 and Appendix 7 on S106 lag times).

STAGE 3: Disputed site?

Yes. Barratt David Wilson still dispute this site.


Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	19	0	0	0	0

Final APS Conclusion

A category B site, which has a planning application approved by planning committee April 2022 and is awaiting the signing of the S106 Agreement, which is expected August 2022. Completions have been forecast for year 2 based on the developer’s feedback and due to the fact that past records indicate the developer (MCC Homes), delivers very quickly once full permission has been granted.

The site is disputed by Barratt David Wilson Homes on the basis of its inclusion within the five-year supply when it does not have full planning permission in place. However, based upon the timescales set out above, which have been confirmed by the planning case officer and the developer and the small number of units to be delivered, the site is considered deliverable within the five-year period.

Site Name: Former Covent Garden site, Cork Street						
SHLAA Ref: 169	Monitoring Delivery Sub Area: Sunderland South	NPPF Annex 2 Category: A			A/B Sub Category: Detailed consent	
Planning Ref 1: 19/02149/LP3			Decision Date 1: 01/04/2020			
Planning Details 1: Construction of new Northeast Disabilities Resource Centre to South of the site, and erection of 17 1&2 bedroom bungalows to the North including stopping up of public highway and association landscaping.						
Planning Status 1: Approved						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 17		Units Complete: 9		Units Under Construction: 8		Units not started: 0
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): Category A site with full planning permission in place. Site is under construction and has 9 units already complete. As such it is anticipated that the remaining 8 units will be delivered in year 1.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
9	8	0	0	0	0	0
STAGE 1: Site proforma returned? No			STAGE 1: Did SCC agree with Delivery Proforma?: N/A			
STAGE 1: Developer feedback to initial site forecast consultation N/A						

STAGE 1: Developer Outcome

N/A

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

No response received. Further contact and information will be sought where possible through the APS process.

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
9	8	0	0	0	0	0

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

The site forms part of a larger development which includes a disabilities resource centre on the same site. The land and the buildings are to remain in the ownership of the City Council with the resource centre and bungalows managed by the Northeast Disabilities Centre. All the dwellings are to be offered at affordable rent for specific disabilities. Work has started on site with 9 dwellings already complete and the remaining 8 expected to be complete in year 1.

STAGE 1: Conclusion

A category A site, which is under construction and being delivered by the City Council. As such it is anticipated that the remaining units will be delivered within the five-year period.

STAGE 2: Consultation Feedback

No responses received to the consultation

STAGE 2: Council Response

N/A

STAGE 3: Disputed site?


No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
9	8	0	0	0	0	0

Final APS Conclusion

A category A site, which is under construction and being delivered by the City Council. As such it is anticipated that the remaining units will be delivered within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Site Name: Land at Fulwell Quarries						
SHLAA Ref: 175	Monitoring Delivery Sub Area: Sunderland North	NPPF Annex 2 Category: B			A/B Sub Category: Part site allocation Outline consent	
Planning Ref 1: 21/02676/OU4			Decision Date 1:			
Planning Details 1: Outline application for residential development - Class C3 - Up to 110 Units (All Matters Reserved)						
Planning Status 1: Approved At Planning Committee and awaiting signing of S106 agreement						
Planning Ref 2 (if applicable):			Decision Date 2:			
Planning Details 2:						
Planning Status 2:						
Funding information: N/A						
Site Capacity: 110	Units Complete: 0		Units Under Construction: 0		Units not started: 110	
STAGE 1: Assumptions made by SCC when forecasting initial site delivery (March 2022- prior to full end of year completion data being available): The site was not included within the first draft of the APS as at that point in time the planning application was pending and had not been reported to the planning committee. However, as the site now has planning committee approval it is considered deliverable and as such in line with the SHLAA methodology the forecasts have been included within years four and five.						
STAGE 1: SCC Initial Site Forecasts – These forecasts were consulted upon with the site developer/owner/agent/stakeholder.						
Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	30	30	50
STAGE 1: Site proforma returned? N/A			STAGE 1: Did SCC agree with Delivery Proforma?: N/A			
STAGE 1: Developer feedback to initial site forecast consultation						

N/A

STAGE 1: Developer Outcome

N/A

STAGE 1: Steps taken to resolve any issues arising at STAGE 1 consultation:

N/A

STAGE 1: Final forecast at end of STAGE 1 consultation process which will form the basis for consultation in the draft APS and five year housing land supply.

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	30	30	50

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

The site is a greenfield site, of which part is a UDP saved housing allocation. A planning application was approved at June 2022 Planning Committee, subject to the signing of the S106 which relates to affordable housing, open space contribution and strategic access and monitoring measures. The S106 has been drafted and is currently with the City Council for finalising. It is anticipated that the S106 agreement will be signed by the end of July 2022.

The site is being delivered by Gentoo who have a very good track record of housing delivery within the city.

STAGE 1: Conclusion

A greenfield site that is part housing allocation, which has had a planning application for a wider site area approved at Planning Committee and is awaiting the signing of the S106 agreement, which is anticipated end of July 2022. As such the site is considered deliverable within the five-year period.

STAGE 2: Consultation Feedback

Following the inclusion of the site within the APS Gentoo were contacted to gain an understanding of delivery timescales. Gentoo confirmed that the reserved matters planning application is programmed for submission early 2024 with a start on site estimated October 2024 and first completions February 2026.

STAGE 2: Council Response

Based on the timescales set out by the developer and first completions being February 2026, the forecasts have been adjusted to reflect this. This results in 6 completions for year 4, rather than 30, 30 remain in year 5, with the remaining units outside the five-year period.

STAGE 3: Disputed site?

No

Final Forecast

Completions prior to 1/4/2022	Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
0	0	0	0	6	30	74

Final APS Conclusion

A greenfield site that is part housing allocation, which has had a planning application for a wider site area approved at Planning Committee and is awaiting the signing of the S106 agreement, which is anticipated end of July 2022. As such the site is considered deliverable within the five-year period. No evidence has been submitted to indicate the units will not be delivered with the five-year period. This is not a disputed site.

Appendix 4: Summary of how the APS meets the requirements of PPG

PPG paragraph reference	PPG Requirement	Council compliance
Paragraphs: 003 Reference ID: 68-003-20190722 005 Reference ID: 68-005-20190722	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 and establish the housing requirement for the next five years.
007 Reference ID: 68-007-20190722	To demonstrate that the sites are deliverable in accordance with Annex 2 NPPF definition of deliverable.	Appendix 3 site profiles, includes evidence and justification to demonstrate that a site is deliverable, in accordance with the NPPF Annex 2 definition of deliverable.
Paragraphs: 009 Reference ID: 68-009-20190722	Confirming a five year land supply through an APS.	The Council can confirm its five year land supply through an APS as it submitted an APS to PINS in 2021.
012 Reference ID: 68-012-20190722	Submitting intent to submit an APS by 1 st April.	The Council submitted its intent to submit an APS to the Planning Inspectorate on 31st March. Appendix 1.
014 Reference ID: 68-014-20190722	<ul style="list-style-type: none"> 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. 	This information is contained in site profiles -Appendix 3. These sites are considered Category A sites.
	<ul style="list-style-type: none"> for small sites, details of their current planning status and record of completions and homes under construction by site. 	The Council's approach to small sites is set out in paragraph 5.46 -5.48 Table 11 sets out the Net Housing Delivery from Small Sites 2011/12 – 2021/22.
	<ul style="list-style-type: none"> for sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and were 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; 	This information is set out in site profiles - Appendix 3. These sites are considered to be Category B sites.
	<ul style="list-style-type: none"> permissions granted for windfall development by year and how this 	Set out in paragraph 5.49 - 5.51 A windfall allowance has not been

	<p>compares with the windfall allowance;</p> <ul style="list-style-type: none"> • 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 5 year housing land supply calculation clearly indicating buffers and shortfalls and the number of years of supply. 	<p>accounted for within the supply at this point in time.</p> <p>Set out in paragraph 5.53-5.55 and Table 12, demolitions have been accounted for in this APS.</p> <p>Set out in paragraph 4.8 – 4.11, Tables 4 & 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>015 Reference ID: 68-015-20190722</p>	<ul style="list-style-type: none"> • 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 5 year housing land supply position. 	<p>Section 7 sets out the process of engagement the Council has gone through when preparing the APS, so far. Appendix 2 includes a schedule of site based data.</p> <p>Conclusion for each site are set out in Appendix 3. The Council in Section 1 of this report confirms its five year land supply position. The Council will set out its position in relation to disputed sites in the final APS.</p>
<p>Paragraph: 016 Reference ID: 68-016-20190722</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"> • small and large developers; • land promoters; • private and public land owners; • infrastructure providers (such as utility providers, highways, etc) 	<p>This various stages of engagement and the those that have been engaged are set out in Appendix 10 and Appendix 11. The Council's approach to engagement is detailed in Section 7.</p>

	<p>and other public bodies (such as Homes England);</p> <ul style="list-style-type: none"> • upper tier authorities (county councils) in two-tier areas; • neighbouring authorities with adjoining or cross-boundary sites; and • any other bodies with an interest in particular sites identified. 	
Paragraph: 020 Reference ID: 68-020-20190722	<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"> • written commitment or agreement that relevant funding is likely to come forward within the timescale indicated, such as an award of grant funding; • 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; • likely buildout rates based on sites with similar characteristics; and • 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. 	<p>Information is captured for individual sites, within site profiles in Appendix 3. All correspondence received with developers is available in Appendix 5, & 13.</p>
Paragraph: 022 Reference ID: 68-022-20190722	<p>10% - the buffer for authorities seeking to ‘confirm’ 5 year housing land supply for a year, through a recently adopted plan or subsequent annual position statement</p>	<p>In paragraphs 4.20-4.21 the Council confirms it has included a 10% buffer.</p>
Paragraph: 029 Reference ID: 68-029-20190722	<p>Local planning authorities should count completions as the following:</p> <ul style="list-style-type: none"> • 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. 	<p>Completions (net) recorded within the plan period so far is identified at paragraph 4.8-4.11, Tables 4 & 5 and further broken down in Appendix 2 to include a schedule of net completion by site between 1 April 2015 to 31 March 2022.</p> <p>Paragraphs 5.52 and 5.53-5.55 set out the approach to incorporating conversions/change of use and demolitions into the five year supply calculation, respectively.</p>
Paragraph: 032 Reference ID: 68-032-20190722	<p>Where local planning authorities deliver more completions than</p>	<p>Paragraphs 4.15-4.19 confirms that the Council has an oversupply. It has</p>

	required against planned requirements, the additional supply can be used to offset any shortfalls against requirements from previous years.	also confirmed in section 4 that this oversupply is not included in the housing requirement.
Paragraph: 034 Reference ID: 68-034-20190722	<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"> • 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 • the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation. 	<p>Paragraph 4.10-4.11 sets out that student accommodation is not factored into net completions to date.</p> <p>Paragraph 4.11 identifies that student accommodation consents were not factored into the deliverable sites list and consequently the projections for the five year period.</p>
Paragraph: 035 Reference ID: 68-035-20190722	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 2 and site profiles - Appendix 3

Appendix 5: Stage 1 Developer Correspondence

Kathryn Stule

From: Ward, Amy (North East) [REDACTED]
Sent: 29 April 2022 10:37
To: Kathryn Stule; Smith, Dominic
Subject: RE: *EXTERNAL: APS Housing Sites
Attachments: 061-062-477a-Barratt Homes.docx

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Hi Kathryn,
I hope you are well.
Cutting it fine on the deadline but please find Barratt's response attached.
Thanks
Amy

From: Kathryn Stule [REDACTED]
Sent: 27 April 2022 08:07
To: Ward, Amy (North East) [REDACTED] Smith, Dominic
[REDACTED]
Subject: *EXTERNAL: APS Housing Sites



EXTERNAL EMAIL WARNING

Please do not click on **LINKS or ATTACHMENTS** where you are unsure of its origin. In such cases delete the email.

Hi Amy and Dominic

Further to our e-mail below, just a reminder that we would be grateful for your comments before Friday.
Kind regards and thanks
Kathryn

From: Kathryn Stule
Sent: 04 April 2022 14:57
To: [REDACTED]
Subject: APS Housing Sites

Hi Amy and Dominic

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again

this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2021 APS, with adjustments having been made for completions data for 2021/22 where appropriate. Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

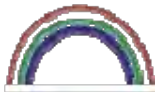
Please could you respond by no later than Friday 29th April 2022, your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[REDACTED]
Strategic Plans
Sunderland City Council
[REDACTED]



Kathryn Stule



Kathryn Stule

From: Sent: Richard Swann [REDACTED]
To: 05 April 2022 16:28
Subject: Kathryn Stule
Attachments: RE: APS Housing Sites
081 - Chapelgarth Story Homes.docx

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Hi Kathryn,

I've attached a version of the Proforma specifically for the Story Homes parcel of the Chapelgarth development site.
Kind Regards
Richard

Richard Swann

[REDACTED]
Story Homes Ltd



From: Kathryn Stule [REDACTED]
Sent: 04 April 2022 15:03
To: Richard Swann [REDACTED]
Subject: APS Housing Sites

[EXTERNAL EMAIL] Do not click on links or open attachments unless you are expecting the email and I know that the content is safe.

Hi Richard, Philip and Lee

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Please could you respond by no later than Friday 29th April 2022, your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[REDACTED]
Strategic Plans
Sunderland City Council



Kathryn Stule



[REDACTED]

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Kathryn Stule

From: Sent: Lee Foxon [REDACTED]
To: 06 April 2022 15:25
Subject: Kathryn Stule
Attachments: RE: APS Housing Sites
081 - Siglion Duchy APS Housing Numbers April 2022.docx

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Hi Kathryn,

As requested please see attached.
Many thanks,

Lee Foxon [REDACTED]



Please [click here](#) to view our email disclaimer

From: Kathryn Stule [REDACTED]
Sent: 04 April 2022 15:03
To: Richard Swann [REDACTED]
Subject: APS Housing Sites

Hi Richard, Philip and Lee

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

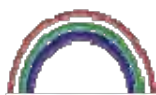
Please could you respond by no later than Friday 29th April 2022, your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[REDACTED]
Strategic Plans
Sunderland City Council



Kathryn Stule



Kathryn Stule

From: James Litherland [REDACTED]
Sent: 14 April 2022 11:23
To: Kathryn Stule
Subject: RE: APS Housing Sites

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or call 561 5000 ***

We can confirm this is correct. Thanks

James Litherland MRTPI
[REDACTED]

place first

From: [REDACTED]
Sent: Monday, April 4, 2022 3:04 PM
To: James Litherland [REDACTED]

Subject: APS Housing Sites

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Hi James

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Please could you respond by no later than Friday 29th April 2022, your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[REDACTED]
Strategic Plans
Sunderland City Council



Kathryn Stule



91 - Engine (Bernicia)

Kathryn Stule

From: Sent: Jeff Boyd [REDACTED]
04 April 2022 17:40
To: Kathryn Stule
Subject: RE: APS Housing Sites 91-
Engie (Berrnicia).docx
Attachments:

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or call 561 5000 ***

Hi Kathryn,,

Attached. If you need anything else, please let me know. cheers

Jeff Boyd

[REDACTED]

BERNICIA

@ [REDACTED]

[REDACTED]

[REDACTED]

Businesses - Back the Bid

Securing the U o ritllln<County
wllul blinltn,111'111.1dor.>Jllld,j nlhCClllOmlc.,,ts
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business backs the bid!

D20 25

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From: Kathryn Stule [REDACTED]
Sent: 04 April 2022 15:05
To: Jeff Boyd [REDACTED]
Subject: APS Housing Sites

Hi Jeff

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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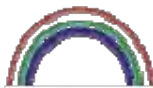
Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Please could you respond by no later than Friday 29th April 2022, your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott
[REDACTED]
Strategic Plans
Sunderland City Council
[REDACTED]



Kathryn Stule
[REDACTED]

106-328 - Gleeson

Kathryn Stule

From: Chris Dodds [redacted]
Sent: 05 April 2022 09:13
To: Kathryn Stule
Subject: RE: APS Housing Sites
Attachments: 106-328-Gleeson.docx

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Hi Kathryn,

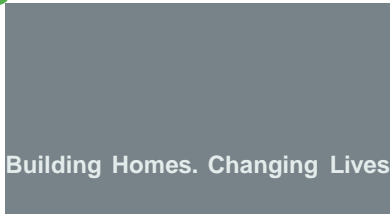
Updated proforma attached - should you have any queries or comments please do not hesitate to contact me.

Regards
Chris

Chris Dodds

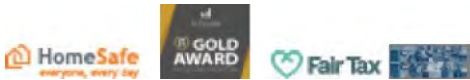


gleeson



custo rfirst

Changing lives by building affordable quality homes. We're there for the people who need them most.



From: Kathryn Stule [redacted]
Sent: 04 April 2022 15:05
To: Chris Dodds [redacted]
Subject: APS Housing Sites

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Hi Chris

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Please could you respond by no later than Friday 29th April 2022, your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[REDACTED]
Strategic Plans
Sunderland City Council
[REDACTED]



Kathryn Stule

[REDACTED]


Sunderland
City Council

Kathryn Stule

From: McVickers, Adam [REDACTED]
Sent: 12 April 2022 17:39
To: Kathryn Stule; Hunt, Paul
Subject: RE: APS Housing Sites
Attachments: 128-138-194-330A- 342-417-426A- Persimmon.docx

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Kathryn,

See attached response from Persimmon.

Regards

Adam McVickers

[REDACTED]
Persimmon Homes (Durham)
Persimmon House

Bowburn North Industrial Estate
County Durham

DH6 5PF

From: Kathryn Stule [REDACTED]
Sent: 04 April 2022 15:15
To: McVickers, Adam [REDACTED]

Subject: APS Housing Sites

Hi Adam and Paul

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed

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A proforma has been attached which takes forward the agreed build out forecasts from the 2021 APS, with adjustments having been made for completions data for 2021/22 where appropriate. Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Please could you respond by no later than Friday 29th April 2022, your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[REDACTED]
Strategic Plans
Sunderland City Council
[REDACTED]



Kathryn Stule

[REDACTED]



Kathryn Stule

From: Sent: Philip James [REDACTED]
28 April 2022 07:02
To: Kathryn Stule
Subject: RE: APS Housing Sites 154A -
Miller Homes.docx
Attachments:

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or call 561 5000 ***

Hi Kathryn,

Seaburn is now complete.

Regards,

Phil

Philip James | [REDACTED] | Miller Homes

millerhomes
the place to be

**From: Kathryn Stule Sent: 04
April 2022 15:06**

To: [REDACTED]

Subject: APS Housing Sites

Hi Phil

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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accurate as this does not all become available until another week or so (these will be updated once all data is received).

Please could you respond by no later than Friday 29th April 2022, your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[Redacted]

Strategic Plans

Sunderland City Council

[Redacted]



Kathryn Stule

[Redacted]



324 - Land East of Durham Road and Tudor Grove

Kathryn Stule

From: Kathryn Stule
Sent: 05 April 2022 09:47
To: Joanne Scott
Subject: FW: APS Housing Sites

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

From: Richard Marsden [REDACTED]
Sent: 04 April 2022 16:
To: Kathryn Stule [REDACTED]
Subject: RE: APS Housing Sites

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Hi Kathryn,
There's 4no more plots available at our site in question not 2. Other than that yes they're still deliverable subject to planning.

Kind regards

[REDACTED]
[REDACTED]
[REDACTED]

Rick Marsden BA Hons, DipArch, ARB RIBA

[REDACTED]

North East (Head Office)

[REDACTED]

North West

[REDACTED]



Established 1983.

Registered in England and Wales, with Registered Office: Kepier House, Belmont Business Park, Durham DH11 1TW, United Kingdom.

Company Number: 1692536.

VAT No.: 391 8288 13.

From: Kathryn Stule [REDACTED]
Sent: 04 April 2022 15:06
To: Richard Marsden [REDACTED]
Subject: APS Housing Sites

Kathryn Stule

From: Emma Moon [REDACTED]
Sent: 13 April 2022 12:21
To: Kathryn Stule
Subject: RE: APS Housing Sites
Attachments: 356-Bellway..docx

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or call 561 5000 ***

Hi Kathryn

Please see updated proforma attached as requested. Many

thanks

Emma

Emma Moon
[REDACTED]



Be lvyay



From: Kathryn Stule [REDACTED]
Sent: 07 April 2022 To: [REDACTED]
Emma Moon [REDACTED] 10:47

Subject: APS Housing Sites

ALERT: This message originated outside of Bellway's network. **BE CAUTIOUS** before clicking any link or attachment.

Hi Shaun and Emma

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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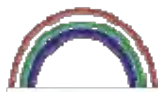
Please could you respond by no later than Friday 29th April 2022, your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[REDACTED]
Strategic Plans
Sunderland City Council
[REDACTED]



Kathryn Stule

[REDACTED]



407c - Esh - Further Information

Kathryn Stule

From: Dale Morris [REDACTED]
Sent: 12 April 2022 14:06
To: Joanne Scott
Subject: RE: APS Housing Sites

Hi Joanne,

Construction has started. We have installed the first section of road. We have 4no houses in build, 2no upto wall plate and 2no up to joists level. We have circa 6no over extra founds complete to the 4no dwellings in build.

Hope this helps.

Kind Regards,

Dale Morris

[REDACTED]

[REDACTED]



From: Joanne Scott [REDACTED]
Sent: 12 April 2022 [REDACTED]
To: Dale Morris [REDACTED] 13:24
Subject: RE: APS Housing Sites Hi

Dale,

Can I just check with you how much progression has been made on the site and has construction started ?

Regards

Joanne

From: Dale Morris [REDACTED]
Sent: 07 April 2022 13:31
To: Katie Rumble [REDACTED]
Subject: Re: APS Housing Sites

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Hi Kathryn/Katie,

As per the email below and the attached word doc, we are happy to leave our housing delivery figures as they are.

Kind Regards,

Dale Morris

[REDACTED]

[REDACTED]



From: Katie Rumble [REDACTED]

Sent: 06 April 2022 09:08

To: Kathryn Stule [REDACTED]

Subject: RE: APS Housing Sites

Morning Kathryn,

Thanks for the below.

I have asked Dale at Esh to take a look and come back to you.

Kind regards,

Katie

Katie Rumble
Senior Development Surveyor



www.hellen1.co.uk



From: Kathryn Stule [REDACTED]
Sent: 04 April 2022 To 15:07
Katie Rumble [REDACTED]

Subject: APS Housing Sites

Hi Katie and Geoff

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Regards

Joanne

Joanne Scott
[REDACTED]
Strategic Plans
Sunderland City Council
[REDACTED]



Kathryn Stule
[REDACTED]



Kathryn Stule

From: Graeme Pearson [REDACTED]
Sent: 29 April 2022 14:40
To: Kathryn Stule
Subject: Fwd: FW: Land at Quarry House Lane, Phase 2 - Traffic Surveys
Attachments: Update for Landowner Agent.pdf; Planning Statement Appendix B.pdf; Planning Statement Appendix A.pdf; East Rainton Planning Statement.docx; 1904.P.01 D 240621.pdf; 421 - quarry house lane 290422.docx

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Kathryn

Sorry this is late, Wynyard Homes missed the email I sent on to them

for response We are unsure as to the second part of form to be

completed so left blank

Wynyard Homes have asked me to attach an area of land to the east of the site being delivered at the moment, which can produce an additional 185 dwellings for consideration

regards

Graeme Pearson
[REDACTED]

Hi Graeme

Further to our e-mail below, just a reminder that we would be grateful for your comments before Friday.

Kind regards and thanks

Kathryn

From: Kathryn Stule
Sent: 04 April 2022 15:00
To: [REDACTED]
Subject: APS Housing Sites

Hi Graeme

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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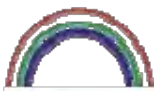
Please could you respond by no later than Friday 29th April 2022, your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[REDACTED]
Strategic Plans
Sunderland City Council
[REDACTED]



Kathryn Stule




Sunderland
City Council

463A - Story Homes

Kathryn Stule

From: Sent: Richard Swann [REDACTED]
To: 04 April 2022 17:39
Subject: Kathryn Stule
Attachments: RE: APS Housing Sites 463A - Story Homes.docx

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Hi Kathryn,

No change to this one, we're still working up an application. Probably need some consistency to what the site is called, the site allocation refers to it as Land North of Usworth Hall (HGA3).

Kind

Regards

Richard

ard Richard [REDACTED]

Swann [REDACTED]



From: Kathryn Stule [REDACTED]
Sent: 04 April 2022 15:08
To: Richard Swann [REDACTED]
Subject: APS Housing Sites

[EXTERNAL EMAIL] Do not click on links or open attachments unless you are expecting the email and know that the content is safe. _____

Hi Richard

As you may be aware in July 2021 the City Council submitted to the Planning

Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable

housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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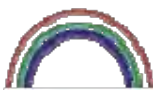
Regards

Joanne

Joanne Scott

Strategic Plans

Sunderland City Council



Kathryn Stule



465 - Taylor Wimpey

Kathryn Stule

From: Chris Haggon - TW North East 18
Sent: April 2022 11:29
To: Kathryn Stule
Cc: Joanne Scott
Subject: RE: APS Housing Sites

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Hi Kathryn,

No changes for Penshaw.

The site is not available for self-build.

Thanks,

Chris

Chris Haggon MRTPI |

****Invoices**** Please send invoices electronically- in light of COVID-19 I am hybrid working

Taylor Wimpey Strategic Land is a division of Taylor Wimpey UK Limited

Think before you print!

Taylor
W1D1.pey



*Trustpilot
aaaa

From: Kathryn Stule [REDACTED]
Sent: 04 April 2022 15:08

To: Chris Haggon - TW North East [REDACTED]
Subject: APS Housing Sites

Warning: This email is from an external sender, please be cautious when opening attachments or links.

Hi Chris

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Regards

Joanne

Joanne Scott
[REDACTED]
Strategic Plans
Sunderland City Council
[REDACTED]



Kathryn Stule
[REDACTED]



Kathryn Stule

From: Helen Campbell [REDACTED]
Sent: 27 April 2022 11:16
To: Kathryn Stule
Subject: RE: APS Housing Sites
Attachments: 27Apr22 APS pro forma - Sedgeleth.docx

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Hi Kathryn

Please find attached an updated pro forma for our site at Blackthorn Way, Sedgeleth with delivery details. Please let me know if you need anything else.

Regards

Helen

Helen Campbell

[REDACTED]
[REDACTED]



INVESTORS IN PEOPLE
We invest in people Standard



Keepmoat is a trading name of the Keepmoat group of companies. This email is issued by a Keepmoat group company. The Keepmoat group companies include, among others Keepmoat Limited (company number 1998780) and Keepmoat Homes Limited (company number 2207338); which have their registered offices at The Waterfront, Lakeside Boulevard, Doncaster DN4 5PL. All of these companies are registered in England and Wales.

From: Kathryn Stule [REDACTED]
Sent: 04 April 2022 15:08
To: Ian Prescott [REDACTED] Helen Campbell [REDACTED]
Subject: APS Housing Sites

External Sender: This message originated outside of Keepmoat Homes. Please treat attachments and links with caution.

Hi Ian and Helen

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Regards

Joanne

Joanne Scott

[Redacted]

Strategic Plans
Sunderland City Council

[Redacted]



Kathryn Stule

[Redacted]



Kathryn Stule

From: Sent: Jane Turnbull [REDACTED]
To: 27 April 2022 15:40
Subject: Kathryn Stule
Attachments: RE: APS Housing Sites 504-367-197-107-Gentoo Homes Delivery 27.04.22.docx

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or call 561 5000 ***

Hi Kathryn,

Please find attached Gentoo Homes response. Kind

regards,

Jane

[REDACTED]
Jane Turnbull

gentoohomes

[REDACTED]
[REDACTED]

From: Kathryn Stule [REDACTED]
Sent: 06 April 2022 15:29
[REDACTED]

To: Jane Turnbull
Subject: APS Housing Sites

This email has been sent from OUTSIDE of Gentoo. If you have any concerns (unknown sender, unusual subject, suspicious link or if something just feels wrong) do not click on links or open attachments. Contact the IT Service Desk if you are unsure.

Hi Jane

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS)

until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Regards

Joanne

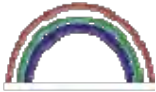
Joanne Scott

[Redacted]

Strategic Plans

Sunderland City Council

[Redacted]



Kathryn Stule

[Redacted]



Kathryn Stule

From: Luke Lee [REDACTED]
Sent: 12 April 2022 16:17
To: Kathryn Stule
Cc: 'Paul McCoy'
Subject: RE: APS Housing Sites

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Hi Kathryn,

I have run through the information you have sent through with Paul,

The information is correct minus the completion dates. We are looking to complete Old Mill Road for 2023. If you have any questions, please let me know.

Kind Regards,

Luke Lee
[REDACTED]

From: Kathryn Stule [REDACTED]
Sent: 04 April 2022 15:20
To: [REDACTED]

Subject: APS Housing Sites

Hi Paul

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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housing site

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Regards

Joanne

Joanne Scott

[REDACTED]
Strategic Plans
Sunderland City Council



Kathryn Stule



Kathryn Stule

From: Claire OShea [REDACTED]
Sent: 29 April 2022 11:26
To: Kathryn Stule; Lea Smith
Subject: RE: APS Housing Sites
Attachments: 563- 258- Karbon Homes.docx

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Hi Kathryn,

Please see attached.

Regards

Claire O'Shea I [REDACTED]
[REDACTED]

From: Kathryn Stule [REDACTED]
Sent: 26 April 2022 15:30
To: Lea Smith [REDACTED]; Claire OShea [REDACTED]
Subject: APS Housing Sites

EXTERNAL EMAIL:

This email originated outside of Karbon Homes.

Hi Lea and Claire

Further to our e-mail below, just a reminder that we would be grateful for your comments before Friday.

Kind regards and thanks

Kathryn

From: Kathryn Stule
Sent: 06 April 2022 14:55
To: [REDACTED]
Subject: APS Housing Sites

Hi Lea and Claire

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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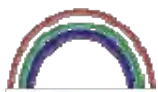
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Regards

Joanne

Joanne Scott
[REDACTED]
Strategic Plans
Sunderland City Council
[REDACTED]



Kathryn Stule
[REDACTED]



Kathryn Stule

From: Kathryn Stule
Sent: 04 April 2022 15:33
To: Joanne Scott
Subject: FW: APS Housing Sites
Attachments: 568-Cancara Property Ltd.docx; Completion Former Fulwell Fire Station.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Prompt Response

From: Phil Garner [REDACTED]
Sent: 04 April 2022 15:30
To: Kathryn Stule [REDACTED]
Subject: RE: APS Housing Sites

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Afternoon Kathryn,

I hope your well.

Please find appended updated proforma. The site was complete in Dec 2021. Please find appended building control completion certificate for reference.

Should you require any further information, please let me know.

Kind Regards,

Phil

Phil Garner BSc (Hons) MSc



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From: Kathryn Stule [REDACTED]

Sent: 04 April 2022 15:10

To: Phil Garner [REDACTED]

Subject: APS Housing Sites

Hi Phil and John

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Regards

Joanne

Joanne Scott

[REDACTED]
Strategic Plans
Sunderland City Council
[REDACTED]



Kathryn Stule

654 - NEW - Land at South of Redburn Row (002)

Kathryn Stule

From: Kathryn Stule
Sent: 04 April 2022 15:45
To: Joanne Scott
Subject: FW: NEW - Land at South of Redburn Row (002)
Attachments: NEW - Land at South of Redburn Row (002).docx

Another prompt response

From: Stephen McCoy [redacted]
April 2022 15:38 **To:** Kathryn
Stule [redacted]

Subject: NEW - Land at South of Redburn Row (002)

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Hi Kathryn,

Form attached, we are actually on site now and all on target to complete this financial year. Have altered attached. Regards

Steve

Stephen McCoy
[redacted]
[redacted]

W: www.adderstonegroup.com

A: [Helson House | The Farning Garden Terrace | Jesmond | Newcastle upon Tyre | NE2 3AE](#)

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name under which a group of related*

*businesses trade, invest and support local charities. For further
details click here.*



Kathryn Stule

From: Izzi Jackson
Sent: 14 April 2022 15:09
To: Kathryn Stule
Cc: Gayle Black
Subject: RE: APS Housing Sites
Attachments: sec Completion Info 06-04-22.docx

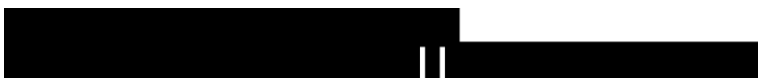
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Hi Kathryn

An updated version is attached. Thanks

Izzi

Izzi Jackson



From: Kathryn Stule
Sent: 06 April 2022 To: [Redacted]
Gayle Black 15:22
Izzi Jackson [Redacted]
Subject: APS Housing Sites

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Hi Gayle and Izzi

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2021 APS, with adjustments having been made for completions data for 2021/22 where appropriate. Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Please could you respond by no later than Friday 29th April 2022, your assistance in this matter would be greatly appreciated.

Regards

Joanne

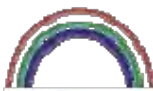
Joanne Scott

[Redacted]

Strategic Plans

Sunderland City Council

[Redacted]



Kathryn Stule

[Redacted]



Kathryn Stule

From: Clinton [REDACTED]
Sent: 26 April 2022 17:38
To: Kathryn Stule
Subject: RE: APS Housing Sites
Attachments: 733- The Inn Place Partnership.docx

Importance: High

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Hi Kathryn,

Please see attached.

Kind regards,

Clinton Mysleyko

ACIAT

BA Architecture, BSc (Hons) Arch Tech

FITZARCHITECTS

A Royal Institute of British Architects Chartered Practice

Winners of Local Authority Building Control 'Building Excellence' Awards - Best residential extension 2021
Winners of Local Authority Building Control 'Building Excellence' Awards - Best small commercial project 2018
Winners of Local Authority Building Control 'Building Excellence' Awards - Best small housing development 2015
Winners of the Construction Excellence National Awards - Innovation 2013

Winners of the Local Authority Building Control Excellence Awards - Best Sustainable Project 2013
Winners of the Housing Excellence Awards - Best New Affordable Housing Scheme 2013

Winners of the Construction Excellence North East Award - Innovation 2013
Winners of the Sunderland Portfolio Awards - Green Business Award 2012

Winners of the Sunderland Local Building Control Excellence Award - Best Housing Development (11 plus units) 2011
Winners of the regional Journal North East Business awards - Small Business Award 2009

Winners of the regional Journal North East Business awards - Corporate Responsibility and Environment Award 2009
Winners of Local Authority Building Control 'Built in quality' awards - Best access award 2008

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From: Kathryn Stule [REDACTED]

Sent: 26 April 2022 15:25

To: Clinton [REDACTED]

Subject: APS Housing Sites

Hi Clinton

Further to our e-mail below, just a reminder that we would be grateful for your comments before Friday.

Kind regards and thanks

Kathryn

From: Kathryn Stule

Sent: 04 April 2022 15:11

To: Clinton

Subject: APS Housing Sites

Hi Clinton

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Please could you respond by no later than Friday 29th April 2022, your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[REDACTED]
Strategic Plans

Sunderland City Council
[REDACTED]



Kathryn Stule


Sunderland
City Council

737 - AM Watt

Kathryn Stule

From: Anthony Watt [REDACTED]
Sent: 26 April 2022 17:02
To: Kathryn Stule
Subject: Re: APS Housing Sites
Attachments: 737-AM Watt (1).docx

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Hi Kathryn

The 6 flats are completed and occupied last August/September. I do not have any more developments.

cheers

Tony

----- Original Message -----

From: "Kathryn Stule" [REDACTED]

To: [REDACTED]

Sent: Tuesday, 26 Apr, 22 At 15:22

Subject: APS Housing Sites

Hi Tony

Further to our e-mail below, just a reminder that we would be grateful for your comments before Friday.

Kind regards and thanks

Kathryn

From: Kathryn Stule

Sent: 04 April 2022 15:11

To: [REDACTED]

Subject: APS Housing Sites

Hi Tony

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Please could you respond by no later than Friday 29th April 2022, your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[REDACTED]
Strategic Plans
Sunderland City Council
[REDACTED]



Kathryn Stule



Kathryn Stule

From: Graeme Cummings [REDACTED]
Sent: 05 April 2022 07:05
To: Kathryn Stule
Subject: RE: APS Housing Sites

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Hi yes this is on site.

Regards

Graeme Cummings



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From: Kathryn Stule [REDACTED]
Sent: 04 April 2022 15:15
To: [REDACTED]
Subject: APS Housing Sites

Hi Graeme

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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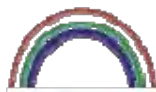
Please could you respond by no later than Friday 29th April 2022, your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[REDACTED]
Strategic Plans
Sunderland City Council
[REDACTED]



Kathryn Stule


Sunderland
City Council

Kathryn Stule

From: Graeme Cummings [REDACTED]
Sent: 05 April 2022 07:06
To: Kathryn Stule
Subject: RE: APS Housing Sites

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Yes this project is on site.

Regards

Graeme Cummings



[REDACTED]
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From: Kathryn Stule [REDACTED]
Sent: 04 April 2022 **To:** 15:13 [REDACTED]
Subject: APS Housing Sites

Hi Graeme

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year

HLS) until 31 October 2022. As such the Council have informed PINs of their intention to

submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2021 APS, with adjustments having been made for completions data for 2021/22 where appropriate. Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

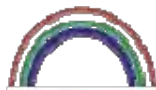
Please could you respond by no later than Friday 29th April 2022, your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[REDACTED]
Strategic Plans
Sunderland City Council
[REDACTED]



Kathryn Stule



Kathryn Stule

From: Tracey Dobson
Sent: 11 April 2022 14:07
To: Joanne Scott
Subject: RE: APS Housing Sites -James William Street

Hello Joanne

James William Street Site is an apartment block of 13 apartments of which one will be used by support staff with 24 hours support if needed by the resident.

The developer is Yorkshire Dwellings Limited and they have already started on site, carrying out ground investigation and preparing the site actual construction works will commence the next 6-8 weeks completion is expected May 2023.

Please let me know if you need any more

info. Thanks

Tracey Dobson

[REDACTED]

[REDACTED]



From: Joanne Scott [REDACTED]
Sent: 11 April 2022 11:11
To: Tracey Dobson [REDACTED]
Subject: RE: APS Housing Sites -James William Street

Thanks Tracey,
Can I give you a quick call when you are free just so I can understand how the building will operate? Thanks
Joanne

From: Tracey Dobson [REDACTED]
Sent: 08 April 2022 12:06
To: Joanne Scott [REDACTED]
Subject: RE: APS Housing Sites -James William Street

Hello Joanne
Apologies for the delay, Adult Social Care.

Attached is the planning consent.

Thanks

Tracey Dobson
[REDACTED]
[REDACTED]



City Council

From: Joanne [REDACTED]
Scott Sent: 07 April 2022 14:57
To: Tracey Dobson [REDACTED]
Subject: RE: APS Housing Sites -James William

Street Hi Tracey,

What Is ASC?

Did you need any further planning consent ?

Regards

Joanne

From: Tracey Dobson [REDACTED]
Sent: 07 April 2022 1:50
To: Joanne Scot [REDACTED]
Subject: RE: APS Housing Sites -James William Street Hello

Joanne

It is for supported accommodation for ASC not

homeless. Thanks

Tracey Dobson
[REDACTED]
[REDACTED]


Sunderland

City Council

From: Joanne Scott

Sent: 07 April 2022 [REDACTED]

To: Tracey Dobson 10:43
[REDACTED]

Subject: FW: APS Housing Sites -James William Street Hi
Tracey,

Can I just check that this scheme is to be supported living for the

Homeless ? Thanks

Joanne

From: Kathryn Stule [REDACTED]

Sent: 07 April 2022 10:34

To: Joanne Scott [REDACTED]

Subject: FW: APS Housing Sites

Joanne

FYI, I have put this into the response folder, do you want this to go to Natalie as it also mentions

Section 106's? Thanks

Kathryn

From: Steve Walton [REDACTED]

Sent: 07 April 2022 09:52

To: Kathryn Stule [REDACTED]; [REDACTED]

From: Steve Greenwo [REDACTED]; [REDACTED]

Subject: RE: APS Housing Sites

; W Law [REDACTED]

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Good Morning Kathryn,

There has been a change in circumstances regarding the project at James William St, Sunderland City Council bought the land off Fit-Out Yorkshire, and we have entered into a development agreement to build the 13 X 1 bedroom apartments which as far as I am aware is for supported living for the Homeless.

So all S106 charges will now be dealt with by Sunderland City Council. My contact at the council is Tracey Dobson her details are below, and she can shed any further information.

Tracey Dobson

[Redacted]

[Redacted]



Should you require any further information, please don't hesitate to come back to me.

Kind Regards,

Steve Walton

[Redacted]



YorkshirefMrellingsLtd

Tel:

[Redacted]

New Build & Re-Development of Future Homes

Company No. 11903764

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From: Kathryn Stule [REDACTED]
Sent: 04 April 2022 **Tot** 15:13
[REDACTED]
Subject: APS Housing Sites

Dear Sir/Madam

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2021 APS, with adjustments having been made for completions data for 2021/22 where appropriate. Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Please could you respond by no later than Friday 29th April 2022, your assistance in this matter

would be greatly appreciated.

Regards Joanne

Joanne Scott

[REDACTED]
Strategic Plans Sunderland City Council

[REDACTED]



Kathryn Stule

[REDACTED]



Kathryn Stule

From: Graeme Cummings [REDACTED]
Sent: 05 April 2022 07:07
To: Kathryn Stule
Subject: RE: APS Housing Sites

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The client is obtaining quotes and is intending to start this year.

Regards

Graeme Cummings

RIBA



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From: Kathryn Stule
Sent: 04 April 2022 1 [REDACTED]
To: [REDACTED]
Subject: APS Housing Sites

Hi Graeme

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process as you have a recently approved planning consent in place we are contacting you for confirmation that the proposed build forecast for your housing site is realistic.

A proforma has been attached which takes forward the total yield of the site. Could you please confirm this is in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

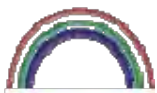
Your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott
[REDACTED]

Strategic Plans
Sunderland City
Council
[REDACTED]



Kathryn Stule
[REDACTED]



Kathryn Stule

From: Amanda Gallagher
Sent: 27 April 2022 17:30
To: Kathryn Stule
Subject: RE: APS Housing sites
Attachments: ASP returns - The Old School building Colombia.docx

Hi Kathryn

I've attached the form, which I have adjusted and made commentary on. Please let me know if there is anything else you need.

Thanks
Amanda

From: Kathryn Stule [REDACTED]
Sent: 26 April 2022
14:47 **To:** Amanda [REDACTED]
Gallagher
Subject: FW: APS Housing Sites

Hi Amanda

Further to our e-mail below, just a reminder that we would be grateful for your comments before Friday. Kind regards and thanks

Kathryn

From: Kathryn Stule
Sent: 06 April 2022
08:54 **To:** Amanda
Gallagher [REDACTED]
Subject: APS Housing sites

Hi Amanda

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

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Please could you respond by no later than Friday 29th April 2022, your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[Redacted signature]

Strategic Plans
Sunderland City Council

[Redacted contact information]



Kathryn Stule

[Redacted signature]


Sunderland
City Council

Appendix 6: Average build rates by site (2015-2022)

SHLAA Ref	15/16	16/17	17/18	18/19	19/20	20/21	21/22	Grand Total	Average Build Rate
100	15							15	15
101		48	30					78	39
101A			8					8	8
106	21	51	32	36	42	33	19	234	33
109				33	26			59	30
110				24				24	24
112				35	48	34		117	39
115	12	1	32	32				77	19
118			5	2	1			8	3
120			22					22	22
121	29							29	29
131		2	1	2				5	2
138					29	40	38	107	36
142						32		32	32
147				75				75	75
150			17					17	17
154A						27	36	62	31
160E			75					75	75
168E	6			3				9	4.5
193	32	30	17					79	26
193A			7					7	7
240		12						12	12
248	39	2						41	20
280		14	39	44	31			128	32
288		17	21	1				39	20
292	29	27	1					57	29
302		7						7	7
324					2	2	3	7	2
328						18	28	46	23
330					4	9		13	7
333			1	4	1			6	2
339	27	24	4					55	27
341		4	45	21				70	23
342						2	51	53	27
355		40	57	30	17			144	36
355A			2					2	2
356					15	26	26	67	22
367					12	25	37	74	25
37		21						21	21

380					46			46	46
417	0	9	43	73	27	40	57	249	42
422	0	2	43	20	1	0		66	22
422A	0	0	14	0	0	0		14	14
435E	102							102	102
443	5							5	5
454	93	70	69	33	42	24		331	55
46		5		2				7	4
462	7	24	50	8				89	22
468						13	56	69	35
469					19			19	19
476	21	21						42	21
503E	17		20					37	18
505	12	41	39	46	16			154	30
511	10							10	10
517		12						12	12
531			1					1	1
537					10			10	10
565						1	16	17	9
56					28	20		48	24
570				4	6	3		13	4
61	16	54	34	29	37	26	15	211	30
62				4	84	75	53	216	54
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	16
700				8				8	8
711						11		11	11
729					2	7		9	5
732						5	43	48	24
71	28	28	48	34	38			176	35
74	41	89	50	37				217	54
81				5	33	48	64	150	38
86						38	58	96	48
87						13		13	13
96E	4							4	4
725							29	29	29

91							11	11	11
107							23	23	23
197							20	20	20
504							7	7	7
744							3	3	3
747							8	8	8
761							10	10	10
563							9	9	9
169							9	9	9
98							38	38	38
No ref	277	26	23	15	19	17	14	374	NA
Grand Total	843	786	955	705	657	589	781	4924	23

Appendix 7: Average lag times from approval at Planning Committee to signing S106 Agreement and average lag time from grant of planning permission to commencement of completions

Average lag time from approval at Planning Committee to signing of S106 Agreement

App Ref	Site	Description	Committee Date	Date Decision issued	Difference (Weeks)
21/02938/FD4	Sunderland City Council Civic Centre Burdon Road Sunderland SR2 7DN	Demolition of Civic Centre, car park and associated buildings and structures, including footbridge across Burdon Road, and the redevelopment of the site for up to 265 residential dwellings/apartments with associated vehicular and pedestrian accesses, parking, landscaping, infrastructure and engineering works and the removal of, and works to, various trees (amended plans and Supplementary Environmental Statement received).	11-Apr-22	19-Apr-22	1
21/02679/FU4	Land North Of Emsworth Road Sunderland	Erection of 115no residential dwellings (Class C3).	28 March 2022	07 July 2022	14
21/01969/FU4	Land At Station Road Penshaw Houghton-le-Spring	Construction of three storey building to provide 72 apartments, including parking and turning space and restoration of walled garden.	04-Jan-22	31-Mar-22	12
21/01544/FU4	Land At Burdon Lane Burdon Lane Burdon Sunderland	Erection of 60. No dwellings with access, landscaping, SuDS, SANGS and associated infrastructure on land	01-Nov-21	23-Feb-22	16

		at Burdon Lane, Ryhope. (Amended Drawings received 05.10.2021).			
21/00483/FUL	Land South Of Redburn Row Redburn Row Houghton-le-Spring	Development of 45no dwellings (Use Class C3), with associated car parking, landscaping and infrastructure (additional ecology information submitted).	31-Aug-21	03-Dec-21	13
21/00225/FU4	Land North Of St Marys Way/Former Vaux Brewery Site And Galleys Gill Gill Bridge Avenue Sunderland	Detailed planning application comprising 132 no. residential units, 154sqm of ancillary ground floor space (use classes E(a), E(b), E(g) and F2(b)) suitable for cafe, retail or community enterprise, and a community allotment known as 'Kingsley Gardens' on land to the North of St, Mary's Way, Sunderland, including parts of the former Vaux Brewery Site and Galley's Gill.	29-Mar-21	20-Jul-21	16
20/01754/FUL	Land To The North Of Mount Lane Springwell NE9 7UQ	Residential development of 75 dwellings (Use Class C3) including 15% affordable housing, vehicle access from Mount Lane, landscaping, public open space, pedestrian footpath, children's play area, surface water flood attenuation, and associated ancillary works	02-Mar-21	07-May-21	9

20/01414/FUL	Land To West Of Prestbury Road Sunderland	Erection of 10 no. residential dwellings (Use Class C3).	20-Nov-20	20-Nov-20	0
20/01350/FU4	Land West Of Hylton Lane Downhill Sunderland	Erection of 71 no. affordable residential dwellings (Class C3)	20-Nov-20	20-Nov-20	0
20/01295/FUL	Land Comprising The Conishead Centre Silksworth Road Silksworth Sunderland. SR3 2AR	Demolition of existing buildings/structures and erection of 13 residential dwellings. (Class C3)	20-Nov-20	20-Nov-20	0
20/01208/FUL	Land North Of Eastbourne Square Sunderland	Erection of 24no. residential units with associated hard and soft landscaping and access arrangements (Revised plans received 13.10.2020)	20-Nov-20	20-Nov-20	0
20/01205/FUL	Land East Of Cricklewood Road Sunderland	Erection of 11no. residential dwellings (Use Class C3)	20-Nov-20	20-Nov-20	0
20/01181/FUL	Land At Keighley Avenue Sunderland	Erection of 41no.residential dwellings with associated access and landscaping	20-Nov-20	20-Nov-20	0
20/01026/FUL	Ivy Leaf Club & Inst Ltd 38A Suffolk Street Hendon Sunderland SR2 8JZ	Change of use from social club to 13 apartments; including rendering the exterior walls and new windows to side and rear elevation (as amended by documents and plans received June 2021)	05-Jul-21	09-Jul-21	1
20/00705/FUL	Site Of The Buffs Old Mill Road Southwick Sunderland SR5 5TP	Demolition of former club building and associated structures. Erection of 5 no. 3 bed homes and 11no. 2 bed bungalows and alterations to access road onto Old Mill Road.	26-Apr-21	28-Feb-22	44
20/00535/FUL	Former H S B C 14 Fawcett Street Sunderland SR1 1SW	Change of use from financial & professional services (A2) for the conversion upper	04-Sep-20	23-Oct-20	7

		floors to 15 apartments (C3) and alterations to ground floor to provide retail unit and new bin store			
19/02074/FUL	Havelock House 1-6 Fawcett Street And 223 High Street West Sunderland SR1 1SJ	Change of use of first and second floor from offices to 26 no. 1- bed studio apartments and 2 no. 5 - bed cluster flats to provide accommodation for the student letting market, including conversion of retail unit at 6 Fawcett Street to create a new residential entrance and external alterations.	03-Jul-20	03-Jul-20	0
19/01834/FUL	Land At Castletown Way/Riverside Road Sunderland	Development of 14no. residential units	03-Mar-20	07-May-20	9
19/01740/FU4	Land At Former Southwick Primary School Clarence Street Sunderland SR5 2HD	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)	03-Mar-20	24-Jul-20	20
19/01559/FUL	Land At James Williams Street Sunderland	Erection of apartment block to provide 13 no. residential units.	29-Mar-21	22-Apr-21	3

19/01497/HY4	Land North Of Burdon Lane Burdon Sunderland	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 358 residential dwellings (Use Class C3), a neighbourhood centre (comprising 2.9 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. (Amended Description dated 27.11..20).	29-Mar-21	14-Jan-22	42
19/01484/FU4	Land At Former Ayton School Goldcrest Road Ayton Washington NE38 0DL	Construction of 56 dwelling houses and associated infrastructure	26-Nov-19	18-Dec-19	3
19/01427/FU4	Former North Hylton College North Hylton Road Southwick Sunderland SR5 5DB	Demolition of redundant former college buildings and construction of 105 dwellings and associated infrastructure, boundaries and landscaping.	17-Dec-19	20-Feb-20	9
19/01252/FUL	Land At Albany Park Spout Lane Washington NE37 2BZ	Construction of 76 dwellings, provision of open space and associated infrastructure. (Amended	01-Sep-20	18-Nov-20	11

		description, updated plans & reports)			
19/00974/FUL	Avenue Vivian And Rose Avenue Fence Houses Houghton Le Spring DH4 6HZ	Application for the erection of 44 affordable dwellings and associated landscape works.	01-Oct-19	02-Oct-19	0
19/00963/FUL	Land Adjacent To Blackthorn Way Sedgeleth Industrial Estate Houghton-le-Spring	Residential development for 138 dwellings.	01-Oct-19	30-Oct-19	4
19/00608/FUL	Former Church High School Mowbray Road Sunderland SR2 8HY	Demolition of existing canteen and food technology block, erection of a 58 unit extra care facility (Use Class C2) with associated car park and landscaping including removal of trees.	05-Aug-19	07-Aug-19	0
19/00253/FUL	Former Chilton Moor Cricket Club Chilton Moor Houghton-le-Spring	Erection of 34 no. dwellings with associated access, landscaping and sustainable drainage system.	04-Jun-19	14-Jun-19	1
19/00214/FUL	Land South Of Kidderminster Road Sunderland	Construction of 56no. residential dwellings (Use Class C3) on land south of Kidderminster Road.	03-Sep-19	01-Nov-19	8
18/02002/FU4	Former Dubmire Primary School Britannia Terrace Houghton-le-Spring DH4 6HL	Erection of 17 residential dwellings with associated internal road layout and parking. (Amended Application Form Received 11.12.2018)	19-Mar-19	02-Apr-19	2
18/01963/FU4	Former Easington Lane Primary School South Hetton Road Easington Lane Houghton-le-Spring DH5 0LQ	Erection of 116no dwellings including access, public open space, parking provision, hard and soft landscaping and associated infrastructure.	16-Apr-19	02-May-19	2

18/01276/FUL	Former Tyne And Wear Fire And Rescue Service Fire Station Station Road Fulwell Sunderland SR6 9AE	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)	26-Nov-19	20-Dec-19	3
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Average lag time from grant of planning permission to commencement of completions

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
086	Former Easington Lane Primary School	02.05.19	29.10.20	18/01963/FU4	17 Mths
087	Former Dubmire Primary School	02.04.19	09.12.20	18/02002/FU4	20 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 Road5	29.07.16	25.09.19	11/02362/OUT	26 Mths
142	Former Chilton Moor Cricket Club, Black Boy Road	14.06.19	31.08.20	19/00253/FUL	14 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
154A	Seaburn Camp, Whitburn Road	29.04.19	31.08.20	18/00609/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
328	Hetton Downs Phase 2	18.04.19	11.12.20	17/02178/FUL	20 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
342	Land at Mill Hill, Silksworth Road	15.11.19	23.03.21	18/01877/REM	15 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
468	Land North of Blackthorn Way	30.10.19	11.12.20	19/00963/FUL	14 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
565	Pheonix Tower Business Park, Castletown Way	31.10.18	11.03.21	18/00823/FUL	29 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, Farringdon	24.03.16	20.06.17	15/02298/FU4	15 Mths
664	North Moor Farm Cottages, Farringdon	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
682	Land at Front Road/Saint Luke's Terrace	03.05.17	01.05.19	16/00078/FUL	24 Mths
683	20 Murton Street	08.07.16	09.10.18	16/00364/FUL	27 Mths
684	32 Frederick Street, City Centre	23.05.16	29.03.17	16/00377/FUL	10 Mths

685	13 Holmeside, City Centre	08.06.16	01.03.18	16/00031/FUL	21 Mths
686	11 Saint Thomas Street, City Centre	15.02.17	15.01.18	16/02279/FUL	11 Mths
687	Former Hylton Castle Library, Cranleigh Road	26.04.17	21.05.19	17/00427/FU4	25 Mths
689	Weardale House, Washington	27.10.16	03.02.17	16/01647/PCJ	4 Mths
693	Former Cheadle Centre, Caithness Road	03.07.18	30.06.20	17/02446/FUL	23 Mths
695	Stanley Terrace, Chester Road	31.01.18	31.10.19	17/00866/LP3	21 Mths
698	Former Hendon Gardens Hotel	31.05.17	19.03.18	17/00098/FUL	10 Mths
699	Upper Floors 18 Fawcett Street	12.05.17	18.06.18	17/00068/FUL	13 Mths
700	Close Street, Millfield	28.06.17	16.04.18	17/00554/FUL	10 Mths
701	67 John Street	02.11.17	30.11.19	16/02216/FUL	24 Mths
705	2 Grange Crescent	18.08.17	13.03.19	17/01106/FUL	19 Mths
706	Mayholme, 31 Sea View Road	22.09.17	01.12.18	17/01414/FUL	15 Mths
724	Former Sunderland High School	11.12.17	28.02.21	19/00608/FUL	38 Mths (Apartment block)
729	Sunderland Church High School, Mowbray Road	20.08.18	10.03.20	18/00485/FDC	19 Mths
732	Avenue Vivian and Rose Avenue	02.10.19	31.03.21	19/00974/FUL 20/00566/VAR 20/00704/VAR	17 Mths
738	1-12 Elmwood Square	02.08.19	31.10.20	18/01910/FUL	14 Mths
330A	Philadelphia Complex	10.06.16	31.03.20	14/00538/HYB	33 Mths
128	Land at Black Boy Road	Feb-21	Aug-21	19/01826/REM	6 months
258	Land Off Spout Lane	Nov-20	Oct-21	19/01252/FUL	11 months
81	Weymouth Road Chapelgarth (Phase 3)	Dec-16	Oct-21	16/00388/HY4	58 months
330A	Land at Philadelphia Complex	Feb-21	Dec-21	19/00804/REM	10 months

407C	Land North of Mount Lane	May-21	Jan-22	20/01754/FUL	8 months
439	Land at Cricklewood Road	Nov-20	Apr-21	20/01205/FUL	5 months
744	Land at Prestbury Road	Nov-20	Jun-21	20/01414/FUL	7 months
243	Land North Of Eastbourne Square	Nov-20	Jul-21	20/01208/FUL	8 months
761	Site Of Former Adey Gardens Care Home	Jun-18	Sep-21	17/01444/SUB	39 months
745	Land at Keighley Avenue,	Nov-20	Mar-22	20/01181/FUL	16 months
128	Land at Black Boy Road	Feb-21	Aug-21	19/01826/REM	6 months
258	Land Off Spout Lane	Nov-20	Oct-21	19/01252/FUL	11 months

Appendix 8: Stage 1 Site Proformas

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amy Ward/Dominic Smith
Company	Barratt Developer/BDW Trading Ltd
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	Former Lambton Cokeworks Site (Elba Park)
Planning Application no.	09/02328/REM
SHLAA Site Ref (if known)	061
Number of remaining dwellings to build on site	9

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	350	9	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2021/22 when phasing out the remaining units.													
Site delivery commentary	Nothing affecting site delivery anticipated, at this moment in time													

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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amy Ward/Dominic Smith
Company	Barratt/HCA
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	Ryhope and Cherry Knowle Hospital
Planning Application no.	16/01524/HYB
SHLAA Site Ref (if known)	062
Number of remaining dwellings to build on site	587

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2020 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	230	62	12											
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts for 2022/23 have been retained, with the 31 outstanding units that are subject to the full consent forecast to be delivered in year 2. The remainder of the units, which are subject to the outline consent have been adjusted down to 40 each year to reflect the fact that the developer is unknown at this point.													
Site delivery commentary	Nothing affecting site delivery anticipated, at this moment in time													

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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amy Ward/Dominic Smith
Company	Barratt Developer/BDW Trading Ltd
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	Burdon Lane
Planning Application no.	18/00640/FUL
SHLAA Site Ref (if known)	477a
Number of remaining dwellings to build on site	60

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?
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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	30	30	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the assumptions as set out in the SHLAA delivery table 'a site with full planning consent delivery of units will start from year 2'.													
Site delivery commentary	Nothing affecting site delivery anticipated, at this moment in time													

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

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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.

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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Amanda Stephenson
Company	Siglion
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	Vaux Brewery (site of), Gill Bridge Avenue
Planning Application no.	15/02557/HY4 21/00225/FU4
SHLAA Site Ref (if known)	063
Number of remaining dwellings to build on site	132

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?
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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Allocated CSDP Site/Full Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	33	67	32	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The forecasting has been set out in line with the 21/22 APS. The site now has full planning consent.													
Site delivery commentary														

Self and Custom Build Delivery

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- 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

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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Richard Swann
Company	Story Homes Phase 2 of the Chapelgarth Development Only.
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Chapelgarth site
Planning Application no.	16/00388/HY4 20/02335/LR4 22/00151/FUL
SHLAA Site Ref (if known)	081
Number of remaining dwellings to build on site	96 dwellings on Story Home Phase

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	17	39	31	14										
Affordable Units		3	9											
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the discussions and forecasts as set out in the 2021/22 APS when phasing out the remaining units.													
Site delivery commentary	It is worth noting I've based the above figures in the table on our most recent Plot Substitution application which is pending approval - 22/00151/FUL. This application will reduce the total number of dwellings in our phase of the Chapelgarth development from 115 to 113.													

Self and Custom Build Delivery

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- 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

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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

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

Site Details	
Site Address	Chapelgarth site
Planning Application no.	16/00388/HY4 16/02356/LR4 20/01323/LR4 20/02335/LR4 21/00142/LR4
SHLAA Site Ref (if known)	081
Number of remaining dwellings to build on site	178

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	31	36	36	37	20	0	0	0	0	0	0	0	0
Affordable Units		7		11										
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the discussions and forecasts as set out in the 2021/22 APS when phasing out the remaining units.													
Site delivery commentary														

Self and Custom Build Delivery

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- 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

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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

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

Site Details	
Site Address	Southwick Primary School, Clarence Street
Planning Application no.	19/01740/FU4
SHLAA Site Ref (if known)	091
Number of remaining dwellings to build on site	37

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Full planning consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units	11	26												
Demolitions and or/conversion losses														
Council's reasoning for delivery	The scheme is due for full completion March 2022, in line with Homes England funding. No completion data has yet been received, as such the dwellings are all forecast for year 1 (2022/23).													
Site delivery commentary	Only 11 units were practically completed by 31 st March 2022. The remaining 26 homes are forecast to be completed April and May 2022. The 11 units completed on 28 th March'22 so were not occupied prior to the year end The contractor Engie has experienced delays onsite with their delivery													

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

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	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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Graham Railton
Company	Vistry Group
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	Ayton Village Primary School, Dunlin Drive, Ayton
Planning Application no.	19/01484/FU4
SHLAA Site Ref (if known)	098
Number of remaining dwellings to build on site	24

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	32	24	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	All units were expected to be complete in 21/22, however completion data shows 32 units rather than the expected 56, as such the remaining 24 units have been forecast for year 1.													
Site delivery 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
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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Chris Dodds
Company	Gleeson Regeneration Ltd
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	N/A

Site Details	
Site Address	High Ford Estate, Flodden Road
Planning Application no.	11/01794/FUL
SHLAA Site Ref (if known)	106
Number of remaining dwellings to build on site	0

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	287	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The remaining units have been forecast for year 1 (2022/23).													
Site delivery 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?
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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Chris Dodds
Company	Gleeson Regeneration Ltd
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	Developer
If you are acting on behalf of an owner, please provide the name and address of the owner.	N/A

Site Details	
Site Address	Hetton Downs Phase 2
Planning Application no.	17/02178/FU4
SHLAA Site Ref (if known)	328
Number of remaining dwellings to build on site	60

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	Up to June 22	July 22 / June 23	July 2023 / June 24										
Market units	41	18	37	5										
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts have taken into account the number of units completed in 2021/22 when phasing out the remaining units.													
Site delivery commentary	Site delivery amended to fit in with Gleeson forecasting													

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

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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers/Paul Hunt
Company	Persimmon
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	Land at North Road
Planning Application no.	17/00806/REM
SHLAA Site Ref (if known)	138
Number of remaining dwellings to build on site	194

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	106	23	40	40	40	40	4	0	0	0	0	0	0	
Affordable Units		7												
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts for 2022/23 have been adjusted downward slightly to take into account completion data for 2021/22. The remaining units have been included in the final year.													
Site delivery commentary	Site delivery in early 2022/23 anticipated to slow as we await determination of pending new substitution of housetypes + additional units application. Slow in build to ensure we do not run out of consented plots not subject to the substitution before application is determined.													

Self and Custom Build Delivery

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- 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

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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers/Paul Hunt
Company	Persimmon
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	Black Boy Road land at (Site A)
Planning Application no.	16/02123/OU4 (Outline) 19/01826/REM (approved)
SHLAA Site Ref (if known)	128
Number of remaining dwellings to build on site	141

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?
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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Full consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	7	25	27	30	30	11	0	0	0	0	0	0	
Affordable Units		3	5	3										
Demolitions and or/conversion losses														
Council's reasoning for delivery	No completions were recorded for 21/22, as such the build rates agreed through the 21/22 APS have been forecast for future years.													
Site delivery commentary	Fine but split out Affordable plots													

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.

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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers/Paul Hunt
Company	Persimmon
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	Willow Farm land to south, Ryhope (North)
Planning Application no.	16/01502/OU4 20/00911/LR4
SHLAA Site Ref (if known)	426A
Number of remaining dwellings to build on site	450

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Full consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	22	47	50	46	47	38	50	50	44	22	0	0	
Affordable Units		3	3		4	3	12			6	3			
Demolitions and or/conversion losses														
Council's reasoning for delivery	The expected 5 completions for 21/22 have not been recorded as such the build forecast has been slightly adjusted to take account of this as well as the site is considered to be in a position for works to start with site advertising boards up on the site.													
Site delivery commentary	Pre-commencement planning conditions still being considered by LPA. Site start in May (hopefully) with 6-8 weeks site set up works, sales cabin/show home to construct before sales likely to start pulling through. Likely only 6 good months of completions.													

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

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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers/Paul Hunt
Company	Persimmon
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	Heritage Green - Rear of Bee Hive Pub, Coaley Lane
Planning Application no.	15/00815/HYB 17/02445/FUL
SHLAA Site Ref (if known)	417
Number of remaining dwellings to build on site	46

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	245	40	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units		6												
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts have been adjusted upwards to take into account completion data for 2021/22 which exceeded the forecasts set through the 21/22 APS.													
Site delivery commentary	Fine, Affordable units split out													

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
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	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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers/Paul Hunt
Company	Persimmon
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	Land at Lambton Lane
Planning Application no.	17/00589/FUL
SHLAA Site Ref (if known)	194
Number of remaining dwellings to build on site	252

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?
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- 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?

Category A or B Site	B
Cat A/B Sub Categories	Brownfield Register
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2033 and beyond
Market units	0	0	15	28	28	28	28	28	28	29	27	0	0	
Affordable Units				2	2	2	2	2	2	1				
Demolitions and or/conversion losses														
Council's reasoning for delivery	The site is still awaiting the ranting of full consent, as such completions are not expected until at least year 2.													
Site delivery commentary	Fine. Affordable split out													

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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers/Paul Hunt
Company	Persimmon
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	Philadelphia Complex
Planning Application no.	14/00538/HYB (Hybrid) 17/02246/REM 19/00804/REM (approved)
SHLAA Site Ref (if known)	330A
Number of remaining dwellings to build on site	450

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?
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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Full Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	13	20	40	40	40	40	50	50	50	50	50	22	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	No completions were yielded in 21/22 as anticipated, as such the forecasts have been phased out for completions to start yielding in year 1 22/23.													
Site delivery commentary	fine													

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?
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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Adam McVickers/Paul Hunt
Company	Persimmon
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	Land at Mill Hill, Silksworth Road
Planning Application no.	18/01877/REM
SHLAA Site Ref (if known)	342
Number of remaining dwellings to build on site	200

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	50	46	37	37	37	30	0	0	0	0	0	0	0	
Affordable Units		4	3	3	3									
Demolitions and or/conversion losses														
Council's reasoning for delivery	Through the 2021/22 APS the number of completions yielded was higher than forecast, as such the remaining units forecast have taken this on board.													
Site delivery commentary	Cautious about assuming continued sales rate from 2021/22 across full build period, pent up demand, Covid motivated movers for additional space, rise in interest rates indicate likely slight drop in sales rate. Affordable split out.													

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

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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.

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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Phil James
Company	Miller
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	Seaburn Camp, Whitburn Road (North)
Planning Application no.	18/00609/FU4
SHLAA Site Ref (if known)	154A
Number of remaining dwellings to build on site	4

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:

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- 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?
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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	60	4	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2021/22 when phasing out the remaining units.													
Site delivery 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.

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- 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?
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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

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

Site Details	
Site Address	Burdon Road/Hall Farm Road, land at
Planning Application no.	13/00799/FUL
SHLAA Site Ref (if known)	356
Number of remaining dwellings to build on site	38

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	71	38		0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2021/22 when phasing out the remaining units.													
Site delivery 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Hannah Chapman
Company	Private
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	Ennerdale Street, Low Moorsley, Land at
Planning Application no.	12/01125/OUT (approved) 21/00561/REM (pending)
SHLAA Site Ref (if known)	388
Number of remaining dwellings to build on site	40

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:

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- 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?

Category A or B Site	B
Cat A/B Sub Categories	Allocated Saved UDP Site/Outline Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	10	30	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The reserved matters application is still pending, as such in line with the SHLAA assumptions a site with outline consent will expect to yield completions in year 3.													
Site delivery 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?
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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Katie Rumble/Geoff Woodcock
Company	Hellens/Esh
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	Land north east of Mount Lane, Springwell Village
Planning Application no.	20/01754/FUL
SHLAA Site Ref (if known)	407c
Number of remaining dwellings to build on site	75

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed cosent/Allocated CSDP Site
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	25	32	18	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The site forecasting reflects the build out rate agreed through the 2021 APS.													
Site delivery 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Mark Wilson/Nick McLellan
Company	Avant Homes
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	Seaburn Amusements, Whitburn Road
Planning Application no.	16/02056/HY4 (Hybrid) 19/01750/LR4
SHLAA Site Ref (if known)	413
Number of remaining dwellings to build on site	200 (45 from the Reserved Matters application for 82 units)

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	37	30	15	0	0	0	30	30	30	30	30	5	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	BARRY MILLER
Company	WYNYARD HOMES LTD
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	DEVELOPER
If you are acting on behalf of an owner, please provide the name and address of the owner.	CROXDALE FARM LTD HETT MOOR FARM HETT CROXDALE, DURHAM

Site Details	
Site Address	Quarry House Lane, East Rainton
Planning Application no.	16/01541/FUL
SHLAA Site Ref (if known)	421
Number of remaining dwellings to build on site	33

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	21	12	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	Forecasts have been set in line with the previous 21/22 APS.													
Site delivery 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?
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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Richard Swann
Company	Story Homes
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	Land to the west of Waterloo Road, Usworth (South)
Planning Application no.	None at present
SHLAA Site Ref (if known)	463A
Number of remaining dwellings to build on site	200

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?
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- 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?

Category A or B Site	B
Cat A/B Sub Categories	Allocated CSDP Site
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	31	36	36	36	36	25	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	In line with the 21/22 APS the first completions have been forecast for year 4.													
Site delivery 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Ian Prescott/Helen Campbell
Company	Keepmoat
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	Developer building under a building lease from Homes England
If you are acting on behalf of an owner, please provide the name and address of the owner.	Freehold owner is Homes England

Site Details	
Site Address	Land north of Blackthorn Way, Sedgelych Industrial Estate
Planning Application no.	16/01687/OUT 19/00963/FUL
SHLAA Site Ref (if known)	468
Number of remaining dwellings to build on site	54 dwellings remaining as at 27 th April 2022

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:

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- 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?
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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	60	64												
Affordable Units	9	5												
Demolitions and or/conversion losses														
Council's reasoning for delivery	The anticipated build out for 2021/22 was 71 units and only 50 units have been reported as complete as such the remaining units have been forecast as 50 for 2022/23, based on previous year delivery and the remaining 25 for year 2023/24. Could you please confirm if the proposed forecasts are still deliverable. Please see updated delivery figures above. These reflect our current programme and contractual delivery obligations with Homes England													
Site delivery commentary	Site expected to be completed by December 2022													

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.

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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Chris Haggon (Taylor Wimpey) Adam Mcvickers (Persimmon) Richard Swann (Story)
Company	Consortium (Taylor Wimpey, Persimmon, Story)
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	Land North of Burdon Lane
Planning Application no.	18/00640/FUL 19/01497/HY4
SHLAA Site Ref (if known)	477
Number of remaining dwellings to build on site	890

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Allocated CSDP Site/Part full consent, part outline
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	30	45	60	60	65	65	65	65	65	65	65	240
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery 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.

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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

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

Site Details	
Site Address	Doxford Park Phase 6
Planning Application no.	18/00438/FUL
SHLAA Site Ref (if known)	504
Number of remaining dwellings to build on site	89

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	11	32	39	8	0	0	0	0	0	0	0	0	0	
Affordable Units		10												
Demolitions and or/conversion losses														
Council's reasoning for delivery	Through the 2021/22 APS it was anticipated that the scheme would have yielded 26 completions in year 2021/22, as this is not the case, the total units numbers have been forecast forward within the five year period.													
Site delivery 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.

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- 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?
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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)	N/A														
Site self/custom build deliverability commentary	N/A														

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

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

Site Details	
Site Address	Coaley Lane, Land south of
Planning Application no.	13/00799/FUL
SHLAA Site Ref (if known)	367
Number of remaining dwellings to build on site	52

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	76	39	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units		13												
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts take into account the number of units completed in 2021/22 when phasing out the remaining units.													
Site delivery 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)	N/A														
Site self/custom build deliverability commentary	N/A														

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

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

Site Details	
Site Address	Land to the east of former Broomhill Estate
Planning Application no.	18/00075/FUL
SHLAA Site Ref (if known)	197
Number of remaining dwellings to build on site	77

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?
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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	22	43	34	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	Completions recorded for 21/22 slightly lower than anticipated. However now that the adjoining site is fully complete (which has also been developed by Gentoo), it is anticipated that delivery will step up to around 30 dwellings per year.													
Site delivery 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?
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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)	N/A														
Site self/custom build deliverability commentary	N/A														

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

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

Site Details	
Site Address	Phases 1-6, Chester Road
Planning Application no.	18/00255/FU4
SHLAA Site Ref (if known)	107
Number of remaining dwellings to build on site	425

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?
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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	25	31	31	31	30	30	30	30	30	30	30	30	30	62
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The completions for 21/22 are lower than anticipated, as such the future build out rate has been based upon the 26 dwellings per year as submitted previously.													
Site delivery commentary	Phase 1 delivering 118 units is currently on site and due to complete 24/25. A planning application for the future phases is anticipated to be submitted this year.													

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

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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.

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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)	N/A														
Site self/custom build deliverability commentary	N/A														

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

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

Site Details	
Site Address	Site of the Buffs, Old Mill Road, Southwick
Planning Application no.	21/00705/FUL
SHLAA Site Ref (if known)	518
Number of remaining dwellings to build on site	16

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?
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- 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?
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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	6	10	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts have taken account of previous units delivered within the city by the developer and as such first completions are anticipated in year 1.													
Site delivery 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?
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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Claire Oshea/Lea Smith
Company	Karbon Homes
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	Hylton Skills Campus, North Hylton Road
Planning Application no.	19/01427/FU4
SHLAA Site Ref (if known)	563
Number of remaining dwellings to build on site	105

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	89	16	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The site was expected to yield 38 completions as set out in the previous APS, however no completion data has been received to date. As such the build is expected to yield completions in year 22/23.													
Site delivery 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?
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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Claire Oshea/Lea Smith
Company	Karbon Homes
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	Albany Park
Planning Application no.	19/01252/FUL
SHLAA Site Ref (if known)	258
Number of remaining dwellings to build on site	76

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	61	15	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	Completions are forecast in line with the information set out in the previous 21/22 APS.													
Site delivery 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?
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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Tom/Ben Tidmarsh
Company	Berkeley DeVeer
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	Pheonix Tower Business Park, Castletown Way
Planning Application no.	18/00823/REM 19/01834/FUL
SHLAA Site Ref (if known)	565
Number of remaining dwellings to build on site	99

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	15	24	30	30	15	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The number of actual completions for 21/22 fell short of the 24 units forecast to be delivered, the reason for this is unknown at this point but may have been COVID related. As such the forecasts for the remainder of the units follows that of the 2021 APS.													
Site delivery 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

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

Site Details	
Site Address	Fulwell Fire Station, Station Road
Planning Application no.	18/01276/FUL
SHLAA Site Ref (if known)	568
Number of remaining dwellings to build on site	0

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	28	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The development was due to be complete December 2021, however as no completion data has yet come through the completions are forecast for 2022/23.													
Site delivery commentary	The development was complete December 2021.													

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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Roger Lee
Company	Camrex House Ltd
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	Camrex House
Planning Application no.	18/00825/FUL
SHLAA Site Ref (if known)	725
Number of remaining dwellings to build on site	23

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?
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- 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?
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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	27	23	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The remaining units have been forecast for year 1 on the basis that the site is now underway and completions for 21/22 have been confirmed.													
Site delivery 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?
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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Alex Shanks
Company	Mahady Developments Ltd
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	12-13 Toward Road
Planning Application no.	18/01450/PCJ
SHLAA Site Ref (if known)	728
Number of remaining dwellings to build on site	12

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?
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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	12	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	Through the 2021/22 APS it was anticipated that the scheme would have been complete in year 2021/22, as this is not the case, the total units numbers have been pushed back into 2022/23.													
Site delivery 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?
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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Gayle Black/Izzi Jackson
Company	Gentoo Group
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	Avenue Vivian And Rose Avenue
Planning Application no.	19/00974/FUL, 20/00566/VAR; 20/00704/FUL
SHLAA Site Ref (if known)	732
Number of remaining dwellings to build on site	0

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	2	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units	47	0												
Demolitions and or/conversion losses														
Council's reasoning for delivery	Through the 2021/22 APS it was anticipated that the scheme would have yielded the remainder of the completions in year 21/22, as this is not the case, the remaining units have been forecast for 22/23.													
Site delivery commentary	All units now completed													

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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Gayle Black/Izzi Jackson
Company	Gentoo Group
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	Hylton Lane/Blaydon Ave, Hylton Lane
Planning Application no.	18/00527/FUL
SHLAA Site Ref (if known)	079
Number of remaining dwellings to build on site	71

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?

Category A or B Site	A
Cat A/B Sub Categories	Full planning consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units	0	0	71											
Demolitions and or/conversion losses														
Council's reasoning for delivery	The completions are forecast for year 1 (2022/2023) as in the previous APS. As the site is subject to Gentoo's affordable housing programme the site is programmed to be complete by the end of 2022/23.													
Site delivery commentary	Construction has now commenced.													

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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Izzi Jackson/Gayle Black
Company	Gentoo Group
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	Conishead Centre
Planning Application no.	20/01295/FUL
SHLAA Site Ref (if known)	747
Number of remaining dwellings to build on site	13

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units	0	13												
Demolitions and or/conversion losses														
Council's reasoning for delivery	Completions were expected on the site in 21/22, however no completion data has been received. As such the site has been forecast for all completions in year 1, 22/23.													
Site delivery commentary	Completion anticipated April 2022.													

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.

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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Izzi Jackson/Gayle Black
Company	Gentoo Group
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	Cricklewood Road
Planning Application no.	20/01205/FUL
SHLAA Site Ref (if known)	439
Number of remaining dwellings to build on site	0

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units	11	0												
Demolitions and or/conversion losses														
Council's reasoning for delivery	Completions were expected on the site in 21/22, however no completion data has been received. As such the site has been forecast for all completions in year 1, 22/23.													
Site delivery commentary	Competed March 2022													

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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Izzi Jackson/Gayle Black
Company	Gentoo Group
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	Land North of Eastbourne Square
Planning Application no.	20/01208/FUL
SHLAA Site Ref (if known)	243
Number of remaining dwellings to build on site	24

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units	0	24												
Demolitions and or/conversion losses														
Council's reasoning for delivery	Completions on the site have been forecast in line with the 21/22 APS, with all completions in year 1, 22/23.													
Site delivery commentary	Construction has commenced.													

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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Izzi Jackson/Gayle Black
Company	Gentoo Group
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	Land to the West of Prestbury Square
Planning Application no.	20/01414/FUL
SHLAA Site Ref (if known)	744
Number of remaining dwellings to build on site	0

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units	10	0												
Demolitions and or/conversion losses														
Council's reasoning for delivery	Completions were expected on the site in 21/22, however no completion data has been received. As such the site has been forecast for all completions in year 1, 22/23.													
Site delivery commentary	Completed March 2022.													

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?
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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Izzi Jackson/Gayle Black
Company	Gentoo Group
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	Land at Keighley Avenue
Planning Application no.	20/01181/FUL
SHLAA Site Ref (if known)	745
Number of remaining dwellings to build on site	41

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units	0	13	28											
Demolitions and or/conversion losses														
Council's reasoning for delivery	Completions were expected on the site in 21/22, however no completion data has been received. As such the site has been forecast for all completions in year 1, 22/23.													
Site delivery commentary	Construction has commenced.													

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?
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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Stephen Johnson
Company	Mr Johnson
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	1 Roker Terrace and Side House, St Georges Terrace
Planning Application no.	18/01108/FUL
SHLAA Site Ref (if known)	735
Number of remaining dwellings to build on site	6

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	6	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The council have received no details of completions to date, as such the forecasts are expected to be complete in year 1.													
Site delivery 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

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

Site Details	
Site Address	6-10 Stockton Road
Planning Application no.	19/01234/PCJ
SHLAA Site Ref (if known)	737
Number of remaining dwellings to build on site	6

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	6	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	Through the 2021/22 APS it was anticipated that the scheme would have been complete in year 2021/22, as this is not the case, the total units numbers have been pushed back into year 2022/23.													
Site delivery 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.

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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Paul Baxter
Company	Thornley Developments
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	6 Toward Rd
Planning Application no.	20/01528/FUL
SHLAA Site Ref (if known)	751
Number of remaining dwellings to build on site	5

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	YES

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	5	0	0	0	0								
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	In line with the 21/22 APS the units have been forecast for completion in year 1.													
Site delivery 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	AOP Design
Company	JJ Property Lettings
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	4 Front Street, Fence Houses
Planning Application no.	20/01626/FUL
SHLAA Site Ref (if known)	752
Number of remaining dwellings to build on site	7

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	YES

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	7	0	0	0	0								
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The forecasting has taken forward the information set out in the 2021 APS.													
Site delivery 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Laura Atkin
Company	Nova Castria Design Limited
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	Former Garage, Westholme Terrace
Planning Application no.	19/01593/FUL
SHLAA Site Ref (if known)	753
Number of remaining dwellings to build on site	8

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	YES

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	8	0	0	0	0								
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The dwellings have been forecast in line with the information set out in the previous 21/22 APS.													
Site delivery 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Mr Farooqui
Company	Holyhead Homes
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	Former Adey Gardens Care Home
Planning Application no.	17/01444/SUB
SHLAA Site Ref (if known)	761
Number of remaining dwellings to build on site	23

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	23	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The scheme was due for full build out in 2021/22, however no units have been reported as complete, as such the units have been forecast for completion in 2022/23.													
Site delivery 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	John Clark/Gavin Brown
Company	Robinson Brown Design
Telephone Number	
E-mail address	
Are you the landowner, developer or agent?	Owner
If you are acting on behalf of an owner, please provide the name and address of the owner.	

Site Details	
Site Address	Ivy Leaf Club & Inst, Hendon
Planning Application no.	20/01026/FUL
SHLAA Site Ref (if known)	TBC
Number of remaining dwellings to build on site	13

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	No

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	13	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts have been aligned to the delivery assumptions outlined in the Council's SHLAA Methodology, as a site with full detailed planning consent. Delivery of units has been forecast to start from year 2 at a rate of no more than 30 dwellings per annum.													
Site delivery 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

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

Site Details	
Site Address	Durham Bed Centre, 21 – 22 Blandford Street
Planning Application no.	21/01173/FUL
SHLAA Site Ref (if known)	TBC
Number of remaining dwellings to build on site	5

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?
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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	No

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	5	0	0	0	0	0	0	0	0	0	0	
Affordable Units														
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts have been aligned to the delivery assumptions outlined in the Council's SHLAA Methodology, as a site with full detailed planning consent. Delivery of units has been forecast to start from year 2 at a rate of no more than 30 dwellings per annum.													
Site delivery 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

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

Site Details	
Site Address	The Old School building, Albert Place, Columbia, Washington
Planning Application no.	21/02026/LP3
SHLAA Site Ref (if known)	TBC
Number of remaining dwellings to build on site	15

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	No

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units			5	10										
Demolitions and or/conversion losses														
Council's reasoning for delivery	The proposed annual forecasts have been aligned to the delivery assumptions outlined in the Council's SHLAA Methodology, as a site with full detailed planning consent. Delivery of units has been forecast to start from year 2 at a rate of no more than 30 dwellings per annum.													
Site delivery 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.

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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Appendix 9: Draft five year housing land supply calculation (April 2022)

	Stage 1 (April 2022)
Five Year Housing Requirement for period 2022/23 - 2026/27	3725
Actual Completions 2015-2022 (excluding student accommodation)	5646
Oversupply for 2015/16 – 2021/22	431
10% buffer	352
Five Year Land Supply Requirement (including 10% buffer)	3875
	Stage 1 Site Proforma Consultation Outcome (April 2021)
Category A sites	3532
Category B Sites	971
Small Sites	250
Demolitions	-10
Total Supply	4743
Five year supply performance against 110% of housing requirement (%)	116%
Five year supply performance against 110% of housing requirement (years)	5.8 years

Appendix 10: Stage 2 Developer and Statutory Consultees

Developer	Contact name/Agent		Person/Organisation – Has a site in the APS 2022 (Yes/No)
Persimmon Homes	Paul	Hunt	Yes
Persimmon Homes	Adam	McVickers	
Mahady Developments Ltd	Alex	Shanks	Yes
Story Homes	Richard	Swann	Yes
Duchy Homes	Lee	Foxton	Yes
Barratt Homes	Dominic	Smith	Yes
Barratt Homes	Amy	Ward	Yes
Homes England	Andrew	MacFarlane	Yes
Vistry Group	Michael	Duffy	Yes
Vistry Group	Andrew	Rennie	Yes
JJ Property Lettings	AOP Design		Yes
Gleeson Homes Ltd	Chris	Dodds	Yes
Taylor Wimpey	Chris	Haggon	Yes
Karbon Homes	Claire	Oshea	Yes
Karbon Homes	Lea	Smith	Yes
Clearwater Developments	Clinton	Mysleyko	No
The Inn Place Partnership	Clinton	Mysleyko	Yes
Building Design (Northern) Limited	David	Hunt	No
Gentoo Group	Izzi	Jackson	Yes
Gentoo Group	Gayle	Black	Yes
X8 Properties Ltd	Graeme	Cummings	Yes
NMBC Properties Ltd	Graeme	Cummings	Yes
Private	Hannah	Chapman	Yes
Keepmoat	Helen	Campbell	Yes
Keepmoat	Ian	Prescott	Yes
Place First	James	Litherland	Yes
Gentoo	Jane	Turnbull	Yes
Bernicia	Jeff	Boyd	Yes
Esh Homes	Dale	Morris	Yes
Hellens	Katie	Rumble	Yes
Nova Castria Design Limited	Laura	Atkin	Yes
Avant Homes	Wes	English	Yes
Avant Homes	James	Johnson	Yes
JT Consultancy Ltd	Sarah	Halliday	Yes
Siglion	Neil	Guthrie	Yes
Thornley Developments	Paul	Baxter	Yes
W and D Christie	Paul	Elliot	No
MCC Homes	Luke	Lee	Yes
Esh/Bernicia	Phil	Brown	Yes

Cancara Property Ltd	Phil	Garner	Yes
Miller	Andrew	Dring	Yes
Miller	Phil	James	Yes
Bellway	Emma	Moon	Yes
BDN Ltd	Richard	Marsden	Yes
Camerex House Ltd	Roger	Lee	Yes
Mr Johnson	Stephen	Johnson	Yes
Karbon Homes	Steve	Jackson	Yes
Berkeley DeVeer	Ben	Tidmarsh	Yes
A M Watt	Tony	Watt	No
Fit-Out Yorkshire	Fitz Architects		Yes
University of Sunderland	Jenny	Gibbs	No
Gladman Homes	John	Fleming	No
Ward Hadaway	Andrew	Moss	No
Church Commissioners (Barton Willmore)	Musa	Choudhary	No
Wynyard Homes	Graeme	Pearson	Yes
Vardy Foundation (Agent Howarth Litchfield)	James	Anderson	Yes
Sundridge Properties	G	Cummings	Yes
Place First	James	Litherland	Yes
Mr J Clark	Generic admin email inbox		Yes
JJ Property Lettings	Generic admin email inbox		Yes
Holyhead Homes	Generic admin email inbox		Yes
B Ganley	Ben	Ganley	Yes
Adderstone Living Ltd	Stephen	McCoy	Yes
R & K Wood Planning LLP	Katie	Wood	No
Lichfields	Neil	Westwick	No
Planning Architecture Design Development	Generic admin email inbox		No
Other Bodies	Contact		Person/Organisation – Has a site in the APS 2022 (Yes/No)
Avison Young acting on behalf of National Grid	Matt	Verlander	No
NHS Sunderland CCG	Andrew	Moss	No
O2	Eamon	Hansbury	No
British Telecommunications Group Plc	Dave	Calvert	No
EE	Atul	Roy	No
Durham County Council	Graeme	Smith	No
Durham County Council	Mike	Allum	No

Vodafone	Eamon	Hansbury	No
Gateshead Council	Annelise	Hutchinson	No
Gateshead Council	Neil	Wilkinson	No
Highways England	Mark	Goodwill	No
Highways England	Paul	Dixon	No
Historic England	Henry	Cumbers	No
Home Builders Federation	Joanne	Harding	No
Homes England	Matt	Ridge	No
Marine Management	Clare	McCarty	No
Mobile Operators Association	Generic admin email inbox		No
National Grid	Generic admin email inbox		No
Natural England	Michael	Miller	No
Network Rail	Ed	Dunn	No
Newcastle City Council	Jennifer	Morrison	No
Newcastle City Council	Emma	Warneford	No
Nexus	Gordon	Harrison	No
Nexus and Transport for The North	Philip	Meikle	No
NHS Sunderland CCG	David	Chandler	No
North Tyneside Council	Martin	Craddock	No
Northern Gas Networks Ltd	Micah	Boutwood	No
Northern Power Grid	Glen	Hodges	No
Northumberland County Council	Joan	Sanderson	No
Northumberland CC	Andrea	King	No
Northumbria Police	Sarah	Pitt	No
Northumbria Water Ltd	Katherine	Dobson	No
Open Reach	Generic admin email inbox		No
South Tyneside Council	Louise	Sloan	No
The Coal Authority	Generic admin email inbox		No
Transport for The North	John	Dorrian	No
Durham CC	Chloe	Hillam	No
North East Combined Authority	Rachelle	Forsyth-Ward	No
Environment Agency	Sarah	Smith-Vosey	No

Appendix 11: Stage 2 Emails sent to Developer and Statutory Consultees

Email to statutory bodies/other bodies

Dear Sir/Madam,

As you may be aware in July 2021 the City Council submitted an APS to the Planning Inspectorate, and had agreed, an Annual Position Statement (APS) which concluded that Sunderland City Council can confirm a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. In March 2022 the Council wrote to the Planning Inspectorate to inform them that the Council intended to submit a third APS in July 2022.

As part of the APS preparation process the Council has contacted developers, land owners and agents to ensure the sites that are in the five year housing land supply are forecasting housing delivery accurately and that their deliverability is confirmed. This has enabled a draft APS to be updated in preparation for submission to PINS in July 2022.

As a consultation body or duty to cooperate partner, we would like to invite you to make comments on the draft APS document, which includes the schedule of sites that make up the five-year land supply, so they can be taken into consideration when preparing the Council's submission APS.

Following this consultation, the Council will take into consideration your views and undertake any further discussions to ensure any issues or disputed sites are resolved, prior to submitting the final APS to PINS for review.

Attached to this e-mail is a comments pro-forma. The document is available on the Council's website at [5 Year Housing Land Supply - Sunderland City Council](#). The consultation on the draft APS closes on Friday 17th June 2022 and any views you may have will need to be submitted by this date.

Any comments you make should be sent to planningpolicy@sunderland.gov.uk. Should you have any questions or queries on the APS or any of the sites within the supply, please do not hesitate to contact a member of the team via this e-mail.

Kind Regards

Gary Baker

Email to Developers/Agents

Dear Sir/Madam,

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, our Annual Position Statement (APS) which concluded that Sunderland City Council can confirm that we have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. In March 2022 the Council wrote to the Planning Inspectorate to inform them that we intended to submit an updated APS in July 2022.

As part of the APS preparation process the Council has contacted developers, land owners and agents to ensure the sites that are within the five year housing land supply are as accurate as possible and that their deliverability is confirmed, this has then enabled the APS to be updated in preparation for submission to PINS.

As such we would like to invite you to make any comments you may have on the draft APS document, which includes the schedule of sites that make up the five-year land supply so they can be taken into consideration when preparing our final APS.

Following this consultation, the Council will take into consideration your views and undertake any further discussions as necessary to ensure any issues or disputed sites are resolved prior to submitting the final APS for consideration to PINS.

Attached to this e-mail is a comments pro-forma. The document is available on the Council's website at [5 Year Housing Land Supply - Sunderland City Council](#). The consultation on the draft APS closes on Friday 17th June 2022 and any views you may have will need to be submitted by this date.

Any comments you make should be sent to planningpolicy@sunderland.gov.uk. Should you have any questions or queries on the APS or any of the sites within the supply, please do not hesitate to contact a member of the team via this e-mail.

Kind Regards

Gary Baker

Appendix 12: Stage 2 draft APS and five year housing land supply comments form

Sunderland City Council



Draft Annual Position Statement

Comment Form

Please complete this comments form when making representations on the draft Annual Position Statement. Where you have comments to make in relation multiple sites, please use separate forms.

Developer/ Agent	
------------------	--

Personal Information

Name	
Organisation	
Address	
Post Code	
Telephone Number	
Email Address	

Your Comments

Section/Paragraph/ Table /Appendix	Do you agree/disagree with the APS?	Please outline your issue with the substance contained within the relevant section/paragraph

Please add more rows if required

Sites

SHLAA Reference	
--------------------	--

Delivery Rates

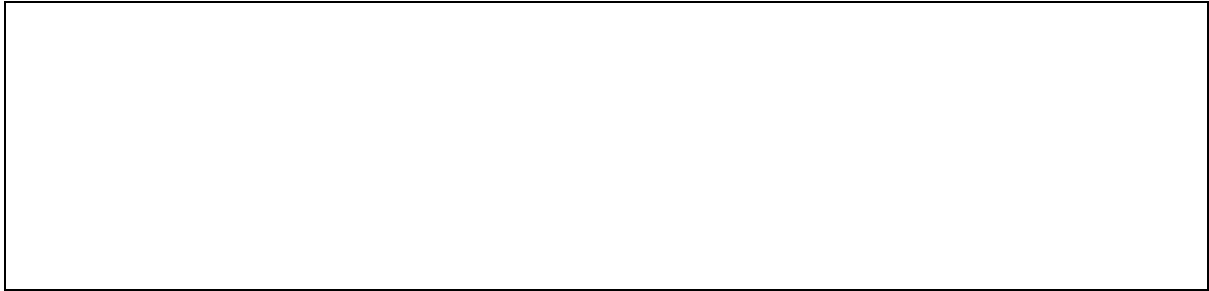
Do you agree with the Delivery Rates?	Comments

Please suggest any adjustment required to be made to the Delivery Rates

Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

Any other comments on the site

Any evidence to support adjustments to the draft APS

A large, empty rectangular box with a thin black border, intended for providing evidence to support adjustments to the draft APS.

Appendix 13: Correspondence to the draft APS

CABINET MEETING – 22 MARCH 2022

EXECUTIVE SUMMARY SHEET – PART II

This report is one which relates to an item during the consideration of which by Cabinet the public are likely to be excluded under Paragraph 3 of Schedule 12A of the Local Government Act 1972, as amended, as the report contains information relating to the financial or business affairs of any particular person (including the authority holding that information). The public interest in maintaining this exemption outweighs the public interest in disclosing the information.

Title of Report:

Northern Spire Park Development Strategy

Author(s):

Report of the Executive Director of City Development

Purpose of Report:

To seek approval to progress with the remediation and development of land on the south side of the new Northern Spire Bridge, edged red on the attached plan and hereinafter referred to as Northern Spire Park, in accordance with the development strategy laid out in this report.

Description of Decision:

Cabinet is recommended to:

- i) Note the proposed development strategy for the Northern Spire Park site (the Site);
- ii) Authorise the Executive Director of City Development, in consultation with the Chief Executive, Executive Director of Corporate Services and Leader of the Council, to:
 - a. Procure, agree terms, and appoint an appropriately experienced agent to market Phase 1 and subsequent development parcels in line with the proposed development strategy;
 - b. Procure, agree terms, and appoint all consultants and specialists required to prepare a masterplan, design code, and planning application for the proposed development;
 - c. Procure, agree terms, and appoint all consultants, contractors and specialists required to prepare a remediation, engineering and enabling works strategy for the Site in line with the proposed development strategy; and
 - d. Procure, agree terms, and appoint all consultants and specialists required to develop a low carbon energy strategy for the development in accordance with existing and new grant funding applications.

iii) Agree to receive a further update report prior to the appointment of a preferred developer for Phase 1 of the site and submission of a planning application for the development.

Is the decision consistent with the Budget/Policy Framework? Yes

If not, Council approval is required to change the Budget/Policy Framework

Suggested reason(s) for Decision:

This is an opportunity to drive forward a large-scale regeneration project on a strategic brownfield development site, in an attractive location overlooking the River Wear, which previous owners have failed to progress and therefore requires Council intervention.

The proposed development will transform a derelict site in a former industrial area of the City into a vibrant new mixed tenure residential community providing high quality new homes, attractive public open space and sustainable drainage solutions, a local centre comprising community infrastructure and potentially a new primary school. The development will support the social and economic regeneration objectives of the city plan, providing more and better homes, and greater housing choice that better meets the needs of new and existing residents.

The size and scale of the Site provides the Council with an opportunity to replicate the successful development model utilised by its development vehicle Siglion Developments LLP at Potters Hill in south Sunderland, where a planning framework was established, and initial infrastructure delivered to facilitate the sale of serviced development parcels.

Marketing Phase 1 now will expedite the development programme through early developer input and allow early income generation to support the remediation of Parcels 2 and 3.

Securing outline planning consent with an approved design code will ensure a high quality and sustainable community is delivered in accordance with the Council's aspirations for the site which include the utilisation of modern methods of construction (MMC) and offsite advanced manufacturing techniques.

The site has previously been subject to heavy industrial use and there are significant development constraints that without initial Council intervention have deterred potential developers. Through investment in the initial design and planning process the Council will be able to unlock central government grant support for site remediation and enabling works, de-risk the development, and subsequently attract investment from open market housing developers, build to rent developers, and registered providers.

Grant funding secured from the North East Local Enterprise Partnership (NELEP) and the Department for Business, Energy and Industrial Strategy (BEIS) will support the production of a low carbon and renewable energy study which aims to create an innovative carbon neutral neighbourhood aligned with the Council's commitment to be a Carbon Neutral Council by 2030 and Carbon Neutral City by 2040, and a key strategic objective of the Council's Core Strategy and Development Plan 2015-2033 (Core Strategy) which is to promote decentralised, renewable and low carbon energy.

Alternative options to be considered and recommended to be rejected:

The alternative options are:

(i) Dispose of the Site in its current state:

Due to its former industrial use, the Site will require significant remediation and upfront expenditure. This is likely to create a high-risk profile that would deter investors / developers and based on initial feasibility studies generate a negative land value that requires Council investment without any guaranteed return.

(ii) Dispose of the Site for a use other than residential:

The Site is currently allocated for residential development within the Council's draft Allocations and Designations Plan. The site provides an opportunity to deliver a large mixed use residential community that addresses the City's strategic housing need. Whilst developing the site for an alternative use, for example industrial use, could require a smaller initial intervention it would also generate a lower land receipt and reduce the Council's ability to address housing need and satisfy the City Plan and Core Strategy objectives.

Impacts analysed;

Equality **Privacy** **Sustainability** **Crime and Disorder**

Is the Decision consistent with the Council's co-operative values? Yes

Is this a "Key Decision" as defined in the Constitution? Yes

Is it included in the 28 day Notice of Decisions? Yes

CABINET – 22 MARCH 2022

This report is one which relates to an item during the consideration of which by Cabinet the public are likely to be excluded under Paragraph 3 of Schedule 12A of the Local Government Act 1972, as amended, as the report contains information relating to the financial or business affairs of any particular person (including the authority holding that information). The public interest in maintaining this exemption outweighs the public interest in disclosing the information.

NORTHERN SPIRE PARK DEVELOPMENT STRATEGY

Report of the Executive Director of City Development

1.0 Purpose of the Report

- 1.1 To seek approval to progress with the remediation and development of land on the south side of the new Northern Spire Bridge, edged red on the attached plan and hereinafter referred to as Northern Spire Park, in accordance with the development strategy laid out in this report.

2.0 Description of Decision (Recommendations)

2.1 Cabinet is recommended to:

- i) Note the proposed development strategy for the Northern Spire Park site (the Site);
- ii) Authorise the Executive Director of City Development, in consultation with the Chief Executive, Executive Director of Corporate Services and Leader of the Council, to:
 - a. Procure, agree terms, and appoint an appropriately experienced agent to market Phase 1 and subsequent development parcels in line with the proposed development strategy;
 - b. Procure, agree terms, and appoint all consultants and specialists required to prepare a masterplan, design code, and planning application for the proposed development;
 - c. Procure, agree terms, and appoint all consultants, contractors and specialists required to prepare a remediation, engineering and enabling works strategy for the Site in line with the proposed development strategy; and
 - d. Procure, agree terms, and appoint all consultants and specialists required to develop a low carbon energy strategy for the development in accordance with existing and new grant funding applications.
- iii) Agree to receive a further update report prior to the appointment of a preferred developer for Phase 1 of the site and submission of a planning application for the development.

3.0 Introduction / Background

- 3.1 The Site comprises circa 33 hectares of land, located on the south bank of the River Wear on the site of the former Groves/Coles Cranes works. The Site which is edged red on the plan in Appendix 1 to this report is dissected by the Northern Spire Bridge, Sunderland Strategic Transport Corridor (SSTC) and Paul Watson Way.
- 3.2 At its meeting of 10 December 2019, Cabinet approved the acquisition of the freehold of the Site and agreed a compensation payment for land already acquired from the former owner O&H Q7 Limited under the Sunderland Strategic Transport Corridor – New Wear Bridge Compulsory Purchase Order 2009 ('SSTC2 CPO').
- 3.3 The Site, which is subject to a stalled outline planning application for residential development submitted by the former owners, was acquired by the Council in March 2020 in order that it could accelerate residential development and ensure delivery of a high-quality sustainable new community that satisfies its housing strategy and City Plan objectives.
- 3.4 The Site is allocated within the saved policies of the UDP2 as a 'Comprehensive Development Site' under policy SA6A.1: Former Grove Site for the creation of a mixed-use residential community and allocated within the Council's Draft Allocations and Designations Plan under policy H8.32.
- 3.5 In February 2020, the Council commissioned ID Partnership (IDP) to complete a feasibility stage design study to determine the likely development capacity and phasing solution for the proposed development.
- 3.6 The capacity study determined that up to 1,000 units could be accommodated on the Site in a series of development parcels. The indicative development layout assumed a mix of property types from two to five-bedroom houses and one and two bedroomed apartments at key vistas overlooking the river. The capacity study also considered the potential to incorporate a new primary school and village centre within the development subject to detailed needs analysis.
- 3.7 In May 2020 the Council commissioned Savills to undertake an initial market assessment and high-level viability appraisal for the development of the site to provide an expert opinion on the technical constraints, anticipated costs, a housing market analysis, proposed tenure strategy, forecast development value and viability position. The process included a soft market testing exercise to determine potential appetite from open market housing developers, registered providers, and private rental investors / developers.
- 3.8 The report and soft market testing exercise determined that as much of the recent new build housing development in the City has taken place in South Sunderland, there is a lack of high-quality new family housing near the city centre. Given the Site's accessibility to the city centre and the International Advanced Manufacturing Park (IAMP) through excellent doorstep transport connections provided by SSTC and the Tyne & Wear Metro, its riverside location and excellent views of the Northern Spire Bridge, and its proximity to the Claxheugh Rock Site of Special Scientific Interest there was significant market appetite for a mixed tenure community of new homes on the site.
- 3.9 The report determined that an appropriate tenure mix would be 85% open market sale housing and policy compliant 15% affordable housing to best reflect local

housing need and developer appetite. The development appraisal suggested that a maximum of 20% affordable housing could be incorporated within a viable scheme.

- 3.10 The report estimated the costs associated with the remediation and enabling of the site to be £20m and recommended further technical investigations to be undertaken to fully assess the physical constraints and determine the most appropriate remediate strategy and engineering solution.
- 3.11 The Council's approved capital programme includes an allocation of £23.003m for Northern Spire Park which assumes £8.759m would be funded using Council resources, £4.244m from capital receipts (land value) and £10.0m from third party grant.
- 3.12 In August 2021, the North East Local Enterprise Partnership (NELEP) launched its Energy Accelerator Programme inviting bids for funding to support low carbon energy solutions. The Council applied for funding to support the "Northern Spire Park Carbon Neutral Energy Network" (NSPCNEN) and received confirmation in September 2021 that it had secured a grant of £30,000 matched with a contribution from the Council of £30,000 to facilitate early engagement with specialist consultants and prepare a low carbon energy strategy to support the NSPCNEN.
- 3.13 In September 2021, the Council commissioned Savills to refresh soft market testing exercise with house builders, registered providers and build to rent developers to review the previous development appetite given the current buoyancy of the housing market and increased developer interest in Sunderland because of the extensive city-wide regeneration activity.
- 3.14 Feedback from Savills suggested there is increased appetite from developers to be involved early in the development process, and potential to market an initial phase (Parcel 1) which would generate early income that could cross subsidise the wider masterplanning and remediation costs of Parcels 2 and 3. There is also increased confidence that a high-quality private housebuilder could be attracted to establish the high-quality vision for the development and remove the industrial stigma of the site.
- 3.15 In October 2021 the Council submitted an application to the Department for Business, Energy and Industrial Strategy (BEIS) for Heat Networks Delivery (HNDU) funding to support a detailed techno-economic feasibility study in relation to a low carbon heat network, that would supplement the initial funding secured from NELEP for the high-level energy strategy. In January 2022 the Council received confirmation that it had been allocated £53,600 of HNDU funding.

4.00 Current Position

Development Strategy

- 4.01 Having considered the development appraisal and soft market testing advice received from Savills, the outputs of the masterplan capacity study produced by ID and the funding secured through the Council's capital programme and NELEP grant it has been determined that the most appropriate development strategy is to replicate the successful approach utilised by Siglion Developments LLP at Potters Hill in South Sunderland.
- 4.02 The proposed development strategy entails the Council acting as master developer for the Site. The Council would undertake initial feasibility studies including intrusive

ground investigation/remediation strategy, ecology, drainage and utility surveys, to inform the preparation of a remediation and infrastructure strategy, development masterplan, design code and planning application.

- 4.03 This approach will allow the Council to pursue central government grant to support remediation and infrastructure works that de-risk the site and maximise future development potential and optimise capital receipts from land value payments. It will also allow the Council to establish a masterplan structure that implements its high-quality design ambitions – for both built development and public realm, promotes modern methods of construction, low carbon energy and smart technology solutions, and ensures delivery of an attractive and sustainable mixed tenure community.
- 4.04 It is currently anticipated that the development will be delivered in up to eight phases with the first phase being located on Parcel 1 - land to the south west of Paul Watson Way - which based on initial desktop research is considered to be less constrained and requires less remediation than Parcels 2 and 3 which had heavier industrial use.
- 4.05 This strategy will enable early revenue generation from the sale of Parcel 1, third party developer support with the costs of preparing the masterplan, design code and planning application, and subsidy of future phases of the development. It will also facilitate early intervention and development whilst strategic central government grant is secured for the remediation and infrastructure works that will be required to unlock Parcels 2 and 3.
- 4.06 The Council has commenced dialogue with the Department for Levelling Up Housing and Communities (DLUHC) and Homes England (HE) regarding the availability of third-party grant support that will facilitate the extensive remediation works.

Appointment of Marketing Agent

- 4.07 Given the level of developer interest established through the soft market testing exercises, and the desire to generate early income from Parcel 1 that can help to subsidise remediation and infrastructure works for Parcels 2 and 3 there is a need to procure a land / property agent to market Parcel 1.
- 4.08 As part of the procurement process the Council will seek quotations for the marketing of Parcel 1 and all subsequent phases of the development in Parcels 2 and 3, as well as the provision of specialist advice to support development and viability appraisal, and applications for central government grant.
- 4.09 The Council will seek to appoint an agent with specialist experience of schemes of a similar scale and complexity and achieving demonstrable success of securing grant support.

Appointment of Masterplanning Team

- 4.10 The Site provides an opportunity to deliver a sustainable new residential community overlooking the Northern Spire Bridge and the River Wear. Given the scale of the development and the desire to market individual development parcels to various developers, and create a mixed use community, there is a need to produce an outline masterplan and design code that can guide prospective developers and control design quality.

- 4.11 The Council intends to procure a team of specialist masterplanning, urban design and planning consultants that can transform the initial capacity study into a coordinated and high-quality masterplan that addresses the site constraints and optimises the development opportunities and creates a planning framework that secures timely approvals and minimises developer and Council risk.

Appointment of Engineering Team

- 4.12 Portland Consulting Ltd, which is the ranked first for the provision of civil and structural engineering consultancy services under the Housing Professional Services Framework and has significant experience of re-engineering complex brownfield development sites, has provided initial desktop analysis to inform the development appraisal and capacity study, and define the scope of works required to produce a site-wide remediation and infrastructure strategy.
- 4.13 It is proposed that Portland Consulting Ltd is appointed to coordinate all required survey works and produce a detailed site-wide remediation and infrastructure strategy to support the evolution of the masterplan, de-risk the development, and secure planning consent and third-party grant support.

Low Carbon Energy Network

- 4.14 Following the Council's successful bid to BEIS for HNDU funding, a comprehensive procurement exercise was undertaken to appoint a specialist consultant to produce a techno-economic feasibility study in relation to a low carbon heat network. Desco, a Sunderland based design consultant with a wealth of experience in this sector was subsequently appointed to complete the study in line with the HNDU specification and the development objectives.
- 4.15 Desco will be integrated within the wider masterplan team to ensure the energy strategy is fully coordinate with the remediation and infrastructure strategy and emerging masterplan.

5. Reasons for the Decision

- 5.1 This is an opportunity to drive forward a large-scale regeneration project on a strategic brownfield development site, in an attractive location overlooking the River Wear, which previous owners have failed to progress and therefore requires Council intervention.
- 5.2 The proposed development will transform a derelict site in a former industrial area of the City into a vibrant new mixed tenure residential community providing high quality new homes, attractive public open space and sustainable drainage solutions, a local centre comprising community infrastructure and potentially a new primary school. The development will support the social and economic regeneration objectives of the city plan, providing more and better homes, and greater housing choice that better meets the needs of new and existing residents.
- 5.3 The size and scale of the Site provides the Council with an opportunity to replicate the successful development model utilised by its development vehicle Siglion Developments LLP at Potters Hill in south Sunderland, where a planning framework was established, and initial infrastructure delivered to facilitate the sale of serviced development parcels.

- 5.4 Marketing Phase 1 now will expedite the development programme through early developer input and allow early income generation to support the remediation of Parcels 2 and 3.
- 5.5 Securing outline planning consent with an approved design code will ensure a high quality and sustainable community is delivered in accordance with the Council's aspirations for the site which include the utilisation of modern methods of construction (MMC) and offsite advanced manufacturing techniques.
- 5.6 The site has previously been subject to heavy industrial use and there are significant development constraints that without initial Council intervention have deterred potential developers. Through investment in the initial design and planning process the Council will be able to unlock central government grant support for site remediation and enabling works, de-risk the development, and subsequently attract investment from open market housing developers, build to rent developers, and registered providers.
- 5.7 Grant funding secured from the North East Local Enterprise Partnership (NELEP) and the Department for Business, Energy and Industrial Strategy (BEIS) will support the production of a low carbon and renewable energy study which aims to create an innovative carbon neutral neighbourhood aligned with the Council's commitment to be a Carbon Neutral Council by 2030 and Carbon Neutral City by 2040, and a key strategic objective of the Council's Core Strategy and Development Plan 2015-2033 (Core Strategy) which is to promote decentralised, renewable and low carbon energy.

6. Alternative Options

6.1 The alternative options are:

(i) Dispose of the Site in its current state:

Due to its former industrial use, the Site will require significant remediation and upfront expenditure. This is likely to create a high-risk profile that would deter investors / developers and based on initial feasibility studies generate a negative land value that requires Council investment without any guaranteed return.

(ii) Dispose of the Site for a use other than residential:

The Site is currently allocated for residential development within the Council's draft Allocations and Designations Plan. The site provides an opportunity to deliver a large mixed use residential community that addresses the City's strategic housing need. Whilst developing the site for an alternative use, for example industrial use, could require a smaller initial intervention it would also generate a lower land receipt and reduce the Council's ability to address housing need and satisfy the City Plan and Core Strategy objectives.

7. Impact Analysis

7.1 Equality

7.1.1 Potential impacts of the decision have been analysed, concluding that there is no adverse impact on any specific group and the public sector equality duty (PSED) has been complied with.

7.2 Privacy Impact Assessment (PIA)

7.2.1 There are no privacy considerations arising from the proposals contained within this report.

7.3 Sustainability

7.3.1 The proposed development of the Site is in accordance with the Council's draft Allocations and Designations Plan and in the event that, the recommendations in this report are approved, the sustainability of any detailed development proposals for the Site will be fully assessed through the statutory planning application process.

7.4 Crime and Disorder

7.4.1 Not applicable

8. Other Relevant Considerations / Consultations

8.1 Financial Implications

8.1.1 Any costs associated with the appointment of contractors and consultants to carry out design and enabling works to support the delivery of the proposed development will be met from the approved allocation for Northern Spire Park within the Council's capital programme.

8.1.2 Gradual disposal of development land parcels following the delivery of site remediation and infrastructure will allow the Council to maximise its capital receipts, minimise its development costs, and reinvest any surplus into the wider capital programme. It will also help to remove any holding costs that the Council would otherwise have in relation to the Site.

8.1.3 The development will secure significant private sector investment and will generate additional income through council tax receipts.

8.2 Legal Implications

8.2.1 The general power granted to local authorities to dispose of land is contained in Section 123 of the Local Government Act 1972. This provision provides that a local authority shall not dispose of land (unless the disposal is by way of lease for seven years or otherwise with the consent of the Secretary of State) for a consideration less than the best that can be reasonably obtained.

8.2.2 The development strategy proposes disposal of serviced development parcels on an open market tender basis and the Council will take professional advice from its specialist land / property agent to ensure that any tendered purchase price represents the best consideration reasonably obtainable.

8.2.3 All specialist consultants and contractors will be appointed using a competitive tender process or through direct appointment from established frameworks in line with the Council's financial procedure rules.

8.3 Property Implications

8.3.1 The property implications of the proposed disposal of the Site are fully set out in the report.

9. Appendices

Appendix 1 - Plan of the Site

10. Background Papers

N/A

324 - Land East of Durham Road and Tudor Grove

From:



Attachments:

[image005.png](#)
[image001.png](#)
[image003.png](#)
[image007.jpg](#)
[~WRD0001.jpg](#)

Hi Joanne,



There's 8 built already and sold, we will be going back in for planning for another 5 this year hopefully, all 5 bed detached self builds.

Hope that helps

Kind regards

Rick

Get [Outlook for iOS](#)

From: Joanne  

Sent: Wednesday, July 13, 2022 10:29:32 AM

To: Richard  

Subject: FW: APS Housing Sites

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Richard,

Just a quick query on the site at Land East of Durham Road and Tudor Grove, as we have 7 units down as complete and I know you stated 4 plots still available.

Is it that the dwellings are built, just not sold yet ? or is their physically 4 dwellings that have not been built yet ?

Just trying to understand how we have 7 units complete and your records state 4 complete.



Regards

Joanne





www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk


From: Kathryn  

Sent: 05 April 2022 09:47



To: Joanne  

Subject: FW: APS Housing Sites

FYI

From: Richard  

Sent: 04 April 2022 16:53

To: Kathryn  

Subject: RE: APS Housing Sites

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Hi Kathryn,

There's 4no more plots available at our site in question not 2. Other than that yes they're still deliverable subject to planning.

Kind regards



Rick [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Established 1983.
Registered in England and Wales, with Registered Office: Kepier House, Belmont Business Park, Durham DH1 1TW, United Kingdom.
Company Number: 1692536.
VAT No.: 391 8288 13.

From: Kathryn [REDACTED]
Sent: 04 April 2022 15:06
To: Richard [REDACTED]
Subject: APS Housing Sites

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Hi Richard

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2021 APS, with adjustments having been made for completions data for 2021/22 where appropriate. Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Please could you respond by no later than Friday 29th April 2022, your assistance in this matter would be greatly appreciated.

Regards

Joanne

[REDACTED]
[REDACTED]
[REDACTED]



[REDACTED]
[REDACTED]
[REDACTED]



Image removed by sender.



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Sunderland City Council



Draft Annual Position Statement

Comment Form

Please complete this comments form when making representations on the draft Annual Position Statement. Where you have comments to make in relation multiple sites, please use separate forms.

Developer/ Agent	Avant Homes North East
-------------------------	------------------------

Personal Information

Name	Richard [REDACTED]
Organisation	Avant Homes North East
Address	Avant Homes North East [REDACTED]
Post Code	[REDACTED]
Telephone Number	[REDACTED]
Email Address	[REDACTED]

Your Comments

Section/Paragraph/ Table /Appendix	Do you agree/disagree with the APS?	Please outline your issue with the substance contained within the relevant section/paragraph
N/A	N/A	N/A

Please add more rows if required

Sites

SHLAA Reference	413 – Seaburn Amusements, Whitburn Road
-----------------	---

Delivery Rates

Do you agree with the Delivery Rates?	Comments
Broadly	Our records indicate that there were 44 dwellings completed to 1 April 2022 which is higher than the 40 dwellings set out as being completed by the same date in the draft Annual Position Statement (APS) for 2022. Therefore, there were 38 dwellings remaining to be completed as at 1 April 2022 as part of the initial phase of 82 residential dwellings approved under reserved matters approval ref: 19/01750/LR4. Given the achieved completions at the site it is considered that all the remaining 38 dwellings in the first phase will be completed within Year 1 (2022/23).

Please suggest any adjustment required to be made to the Delivery Rates

Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
38	0	0	0	0	155

Any other comments on the site

N/A

Any evidence to support adjustments to the draft APS

N/A

Kathryn Stule

From: Joanne Scott
Sent: 25 May 2022 10:49
To: Claire OShea
Subject: FW: APS Housing Sites
Attachments: 20-00070-NEWDEV Approved Proposed Site Layout - Completed Numbering.pdf

Hi Claire,

I have spoken again with my colleague who collates the completion data and the 9 units we have received completion data for are definitely from your site.
See attached plan, plots 90,92,96,98,100,102,104,106,108 in blue are the units we have received completion data for.

Regards
Joanne

From: Joanne Scott
Sent: 23 May 2022 15:02
To: Claire OShea [REDACTED]
Subject: RE: APS Housing Sites

Thanks Claire. I will do a bit more digging from our side, as these completions just came in this year 21/22.

Regards
Joanne

From: Claire OShea [REDACTED]
Sent: 23 May 2022 14:53
To: Joanne Scott [REDACTED]
Subject: RE: APS Housing Sites

Hi Joanne,

Apols for the delay, to confirm the first units have been handed over this month – a couple of years ago Karbon did a scheme of 9units on the junction of Redcar/Redmond Rd, could this be where the confusion has arisen?

There have been some issues on site with incoming services, service diversions and the discovery of unknown services, in addition to delays caused by Covid and materials shortages.

Regards

Claire O'Shea | [REDACTED]
[REDACTED]

From: Joanne Scott [REDACTED]
Sent: 18 May 2022 10:16
To: Claire OShea [REDACTED]
Subject: FW: APS Housing Sites

EXTERNAL EMAIL:

This email originated outside of Karbon Homes.

DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Hi Claire,

Can I just check you have definitely had no completions yet ? Our records seem to indicate 9 units, however these units seem to be down as Redcar Rd, rather than North Hylton Road.

Can I also ask if the site was delayed or did you run into any problems ? (just what you can publicly say), as following correspondence this time last year we did have 38 completions down for 21/22.

Regards

Joanne

From: Claire OShea [REDACTED]

Sent: 29 April 2022 11:26

To: Kathryn Stule [REDACTED] Lea Smith [REDACTED]

Subject: RE: APS Housing Sites

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Hi Kathryn,

Please see attached.

Regards

Claire O'Shea [REDACTED]
[REDACTED]

From: Kathryn Stule [REDACTED]

Sent: 26 April 2022 15:30

To: Lea Smith [REDACTED]; Claire OShea [REDACTED]

Subject: APS Housing Sites

EXTERNAL EMAIL:

This email originated outside of Karbon Homes.

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Hi Lea and Claire

Further to our e-mail below, just a reminder that we would be grateful for your comments before Friday.

Kind regards and thanks

Kathryn

From: Kathryn Stule

Sent: 06 April 2022 14:55

To: [REDACTED]

Subject: APS Housing Sites

Hi Lea and Claire

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, their Annual Position Statement (APS), which concluded that Sunderland City Council can confirm that they have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. As such the Council have informed PINs of their intention to submit an APS again this year and as part of that process we are contacting you for confirmation that the proposed build forecast for your housing site/s are still deliverable.

A proforma has been attached which takes forward the agreed build out forecasts from the 2021 APS, with adjustments having been made for completions data for 2021/22 where appropriate. Could you please confirm this is still in line with your programme of build or adjust as necessary. Please feel free to include any further evidence you may have to support the delivery of your housing site

Please be aware that the completion data we have used to inform the forecasts may not be 100% accurate as this does not all become available until another week or so (these will be updated once all data is received).

Please could you respond by no later than Friday 29th April 2022, your assistance in this matter would be greatly appreciated.

Regards

Joanne

Joanne Scott

[REDACTED]
Strategic Plans
Sunderland City Council
[REDACTED]



Kathryn Stule

E-mail: [REDACTED]

Tel: [REDACTED]



Sunderland City Council



Draft Annual Position Statement

Comment Form

Please complete this comments form when making representations on the draft Annual Position Statement. Where you have comments to make in relation multiple sites, please use separate forms.

Developer/ Agent	Avant Homes North East
-------------------------	------------------------

Personal Information

Name	Richard [REDACTED]
Organisation	Avant Homes North East
Address	Avant Homes North East [REDACTED]
Post Code	[REDACTED]
Telephone Number	[REDACTED]
Email Address	[REDACTED]

Your Comments

Section/Paragraph/ Table /Appendix	Do you agree/disagree with the APS?	Please outline your issue with the substance contained within the relevant section/paragraph
N/A	N/A	N/A

Please add more rows if required

Sites

SHLAA Reference	565 – Phoenix Tower Business Park, Castletown Way
-----------------	---

Delivery Rates

Do you agree with the Delivery Rates?	Comments
Broadly	<p>Our records indicate that there were 24 dwellings completed to 1 April 2022 which is higher than the 17 dwellings set out as being completed by the same date in the draft Annual Position Statement (APS) for 2022. Therefore, there were 90 dwellings of the consented 114 dwellings remaining to be completed as at 1 April 2022.</p> <p>It also appears that the Council has rolled forward the previously anticipated 24 dwelling completions for Year 1 (2021/22) in the 2021 APS to be the completions in Year 1 (2022/23) for the 2022 APS. However, this is considered to be low given that the site is established and delivering completions. Therefore, we have recommended that this, and the trajectory for the following years are increased as proposed below.</p>

Please suggest any adjustment required to be made to the Delivery Rates

Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
40	40	10	0	0	0

Any other comments on the site

N/A

Any evidence to support adjustments to the draft APS

N/A

Kathryn Stule

From: Dominic Curry [REDACTED]
Sent: 20 June 2022 15:09
To: Planning Policy
Subject: Sunderland APS - Nexus response
Attachments: Sunderland APS draft comments June 2022.docx

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Thank you for consulting Nexus on the APS.

Apologies for the slight delay, was waiting for any additional feedback. Please find attached response to draft APS documents with general comments regarding several sites outlined.

Kind regards,

Dominic Curry
[REDACTED]
[REDACTED]
[REDACTED]

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Developer/ Agent

Nexus
(Tyne and Wear Passenger Transport Executive)

General Comments

Nexus welcomes the overall ambitions of Sunderland City Council within the APS and renewal of a confirmed five-year land supply for 2022/23 – 2026/27 to the Planning Inspectorate. As a consultee and partner, Nexus wishes to be proactive in working with the Local Planning Authority and developers to ensure that new development in Sunderland encourages sustainable and accessible travel via public transport or active travel modes. Design, location, and layout of new developments should maximise potential for sustainable travel, with these modes of transport being given priority over use of car.

Nexus recognises the importance of working in partnership with Sunderland City Council surrounding development planning and welcomes any further consultation regarding sites set out within the APS document.

Any comments made by Nexus during the original or ongoing consultee responses on any application of any of the sites mentioned below should still stand.

Site Comments

Site	Comments
Ryhope and Cherry Knowle Hospital 062	<ol style="list-style-type: none"> 1. Nexus still has some concerns surrounding challenges to access to bus within the South Sunderland Growth area. 2. There is a large reliance on bus travel within this area of Ryhope, and recent proposals of cuts to Go North East bus services and frequencies in this area have a potential to discourage new residents from opting to travel via sustainable modes. 3. Nexus will seek to work proactively with developers, the LPA, and Homes England on establishing new accessible public transport links within growth areas of the SSGA.

	<p>4. The RDLR is likely to provide new opportunities for commercial bus operations in the future on completion.</p>
<p>Vaux Brewery (site of), Gill Bridge Avenue 063</p>	<ol style="list-style-type: none"> 1. Nexus is very welcoming of the ongoing ambitions established by Sunderland City Council to redevelop this brownfield site as an important part of the urban core. 2. This site has numerous potential opportunities within an area of high density and is situated in proximity to a number of bus stops and services operating along St Mary’s Way. Moreover, residents and visitors to the site will be able to make use of travelling sustainably due to proximity to Sunderland Rail Station and Park Lane Interchange. 3. Nexus welcomes the redevelopment of areas of the public realm within this area, including the continuation of the Keel Line. Gateway public areas are likely to increase active travel into redeveloped areas and encourage new visitor numbers into areas of the City Centre.
<p>Black Boy Road at (Site A) 128</p>	<ol style="list-style-type: none"> 1. Nexus is aware of the construction on this site and full planning consent, as well as acceptance of mitigations by Nexus within initial consultation pre-approval. 2. Nexus would have some concerns surrounding further development within this area of Houghton-le-Spring. There are no bus stops located within the immediate 400 metre distance of Black Boy Road/Redburn Row – meaning residents have to walk to the B1284.
<p>Doxford Park Phase 6 504</p>	<ol style="list-style-type: none"> 1. This area of Sunderland South has a range of bus services within the immediate vicinity that currently serve existing developments near Mill Hill.

	<ol style="list-style-type: none"> 2. There are a number of bus services that currently traverse the Doxford Park area from across Sunderland to provide travel means for commuters to sites of employment. 3. Any future extension of the Tyne and Wear Metro to Doxford Park would only enhance the opportunities of new residents within this area to travel via sustainable modes.
<p>Hylton Skills campus, North Hylton Road</p> <p>563</p>	<ol style="list-style-type: none"> 1. This area of Sunderland is well served by bus service provision on North Hylton Road and Redcar Road, allowing residents to travel via sustainable modes with close access. 2. Developments close to North Hylton Road would give new residents a range of bus services with close access. Services that traverse North Hylton Road offer connections to Sunderland City Centre and Washington, as well as immediate connections with the Tyne and Wear Metro in Sunderland.
<p>Phoenix Tower Business Park, Castletown Way</p> <p>565</p>	<ol style="list-style-type: none"> 1. Similarly, to the above, the bus corridors along North Hylton Road and those close to Wessington Way would provide new residents with immediate access to a range of bus services traversing between Sunderland City Centre and Washington.
<p>12-13 Toward Road</p> <p>728</p>	<ol style="list-style-type: none"> 1. There are some barriers and challenges to public transport provision within areas of South Sunderland, however development sites close to Toward Road are likely to have accessible provision of bus services. 2. Two Go North East services currently traverse Toward Road at present; however, both of these services are currently under a service review consultation with the operator looking at

	<p>reducing the frequency and altering the routes of both services in question. This may mean there would need to be further consideration given and contributions provided to secure public transport provision at certain sites within this area of South Sunderland in order to align with current policy guidance.</p>
<p>Former Carley Hill School 104</p>	<ol style="list-style-type: none"> 1. Nexus welcomes brownfield development of this kind in an area of relative urban density within North Sunderland. 2. At present, services on Emsworth Road are able to provide residents with access to bus services in order to travel sustainably. These services offer residents frequent connection to Sunderland City Centre and to other parts of Sunderland, including link connection to Metro and Local Rail.
<p>Amberley and Harrogate Street 163</p>	<ol style="list-style-type: none"> 1. There are some challenges to bus service provision within this immediate area of Hendon associated with service reviews and cuts to services. 2. However, at present, the Stagecoach services 10 and 11 currently traverse Suffolk Street, allowing residents of Harrogate Street access to travel sustainably within prescribed policy remits.
<p>Civic Centre 731</p>	<ol style="list-style-type: none"> 1. Nexus has worked with Sunderland City Council at points in regard to its ambitions and strategy for the Sunderland Urban Core. Safe demolition of the existing centre is welcomed by Nexus and should occur in no distribution to nearby rail or Metro services. 2. This redevelopment site would provide an area ideally suited to housing with close access to Sunderland City Centre and to a

	<p>range of public transport modes at Park Lane Interchange.</p> <ol style="list-style-type: none"> 3. Nexus welcomes the addition of a footbridge across Burdon Road and any enhancement to accessibility or of areas of the public realm which would only enhance the appeal of active travel overall.
<p>Durham Bed Centre, 21-22 Blandford Street 762</p>	<ol style="list-style-type: none"> 1. Any further housing provision within this area of the Urban Core would be well served by public transport due to several bus services operating along Holmeside, and access to local rail and Metro at Sunderland Station. 2. The redevelopment works at Sunderland Station will provide a new gateway opportunity for residents within the Urban Core of Sunderland to travel sustainably on a regular basis. Enhancement of access and gateways between Sunderland Station and the adjacent streets of Market Square will encourage use of active travel and public transport.
<p>Ayton Village Primary School, Dunlin Drive, Ayton 098</p>	<ol style="list-style-type: none"> 1. Development sites bordering this section of Ayton Road would be well served by bus services that offer residents connections to other areas of Washington and Concord bus station. 2. Nexus welcomes opportunities for development in areas of Washington where there is close access to bus services that offer residents the opportunity to travel sustainably on a frequent basis. 3. Housing developers or applicants should be mindful that any planned extension to the Tyne and Wear Metro in Washington, or reopening of the Leamside Line to passenger services, would greatly enhance

	sustainable travel provision for residents within Washington.
--	---

Kathryn Stule

From: Richard Newsome [REDACTED]
Sent: 17 June 2022 17:28
To: Planning Policy
Cc: James Johnson
Subject: Annual Position Statement (APS) 2022 - Avant Homes North East Consultation Responses
Attachments: Sunderland CC APS - Comments Form - Site Ref 565 Phoenix Tower Business Park, Castletown Way.pdf; Sunderland CC APS - Comments Form - Site Ref 413 Seaburn Amusements, Whitburn Road.pdf

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Dear Sir/Madam,

Please find attached completed comments proformas in respect of Sunderland City Council's Draft Annual Position Statement (APS) in relation to the following sites being developed by Avant Homes North East.

- SHLAA Site Ref: 413 – Seaburn Amusements, Whitburn Road
- SHLAA Site Ref: 565 – Phoenix Tower Business Park, Castletown Way

Please note that the APS states that the developer for SHLAA Site Ref: 565 – Phoenix Tower Business Park, Castletown Way is Berkeley DeVeer. However, following Berkeley DeVeer's acquisition of Avant Homes the site is now being delivered by Avant Homes North East. Therefore, we would be grateful if the developer information for the site could be updated in the APS.

Should there be any queries regarding the above/attached information please let me know.

Regards,

Richard [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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The Coal
Authority

Sunderland City Council - Annual Position Statement (APS) 2022 Consultation

Contact Details

Planning and Development Team
The Coal Authority



Planning Email: [Redacted]
Planning Enquiries: [Redacted]

Date

15th June 2022

Dear Mr Baker

Annual Position Statement (APS) 2022 Consultation

Thank you for your notification received on the 20th May 2022 in respect of the above consultation.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records indicate that within the Sunderland area there are recorded coal mining features present at surface and shallow depth including; mine entries, shallow coal workings and reported surface hazards. These features may pose a potential risk to surface stability and public safety.

The Coal Authority's records indicate that surface coal resource is present in the area, although this should not be taken to imply that mineral extraction would be

economically viable, technically feasible or environmentally acceptable. As you will be aware those authorities with responsibility for minerals planning and safeguarding will have identified where they consider minerals of national importance are present in your area and related policy considerations. As part of the planning process consideration should be given to such advice in respect of the indicated surface coal resource.

It is noted however that this current consultation relates to the Annual Position Statement 2022. I can confirm that the Planning team at the Coal Authority have no specific comments to make on this document.

Yours sincerely

[Redacted]

Melanie Lindsley

[Redacted]

Sunderland City Council

Draft Annual Position Statement



Comment Form

Please complete this comments form when making representations on the draft Annual Position Statement. Where you have comments to make in relation multiple sites, please use separate forms.

Developer/ Agent	Esh Homes Ltd.
-------------------------	----------------

Personal Information

Name	Dale Morris
Organisation	Esh Homes Ltd.
Address	[REDACTED]
Post Code	[REDACTED]
Telephone Number	[REDACTED]
Email Address	[REDACTED]

Your Comments

Section/Paragraph/ Table /Appendix	Do you agree/disagree with the APS?	Please outline your issue with the substance contained within the relevant section/paragraph
N/A.		

Please add more rows if required

Sites

SHLAA Reference	407C
-----------------	------

Delivery Rates

Do you agree with the Delivery Rates?	Comments
Yes	N/A.

Please suggest any adjustment required to be made to the Delivery Rates

Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.
25	32	18	0	0	0

Any other comments on the site

The site forecasting reflects the build out rate agreed through the 2021 APS.

Any evidence to support adjustments to the draft APS

N/A.

Kathryn Stule

From: Dale Morris [REDACTED]
Sent: 23 May 2022 13:30
To: Kathryn Stule
Cc: Phil Brown
Subject: RE: Annual Position Statement (APS) 2022
Attachments: Comments Form.docx

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Hi Kathryn,

Please find attached our comments form in relation to our site at Mount Lane, Springwell Village which forms part of your APS 2022.

Kind Regards,

Dale Morris
[REDACTED]

Homes by Esh

Mobile: [REDACTED]

Email: [REDACTED]



From: Kathryn Stule [REDACTED]
Sent: 20 May 2022 09:45
Cc: Joanne Scott [REDACTED]; Cheryl Askill [REDACTED]; Gary Baker1 [REDACTED]
Subject: Annual Position Statement (APS) 2022

Dear Sir/Madam

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, our Annual Position Statement (APS) which concluded that Sunderland City Council can confirm that we have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. In March 2022 the Council wrote to the Planning Inspectorate to inform them that we intended to submit an updated APS in July 2022.

As part of the APS preparation process the Council has contacted developers, land owners and agents to ensure the sites that are within the five year housing land supply are as accurate as possible and that their deliverability is confirmed, this has then enabled the APS to be updated in preparation for submission to PINS.

As such we would like to invite you to make any comments you may have on the draft APS document, which includes the schedule of sites that make up the five-year land supply so they can be taken into consideration when preparing our final APS.

Following this consultation, the Council will take into consideration your views and undertake any further discussions as necessary to ensure any issues or disputed sites are resolved prior to submitting the final APS for consideration to PINS.

Attached to this e-mail is a comments pro-forma. The document is available on the Council's website at [5 Year Housing Land Supply - Sunderland City Council](#). The consultation on the draft APS closes on Friday 17th June 2022 and any views you may have will need to be submitted by this date.

Any comments you make should be sent to planningpolicy@sunderland.gov.uk. Should you have any questions or queries on the APS or any of the sites within the supply, please do not hesitate to contact a member of the team via this e-mail.

Kind Regards

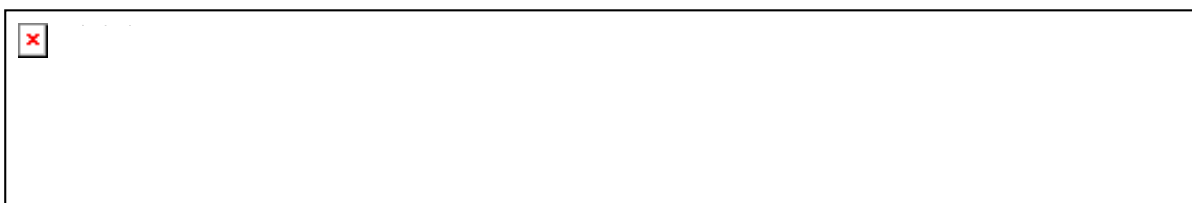
Gary Baker

Gary Baker

Economic Regeneration


Telephone: [REDACTED]

www.sunderland.gov.uk



Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Gayle Black/Izzi Jackson
Company	Gentoo Group
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	Avenue Vivian And Rose Avenue
Planning Application no.	19/00974/FUL, 20/00566/VAR; 20/00704/FUL
SHLAA Site Ref (if known)	732
Number of remaining dwellings to build on site	0

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	2	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units	47	0												
Demolitions and or/conversion losses														
Council's reasoning for delivery	Through the 2021/22 APS it was anticipated that the scheme would have yielded the remainder of the completions in year 21/22, as this is not the case, the remaining units have been forecast for 22/23.													
Site delivery commentary	All units now completed													

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?
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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Gayle Black/Izzi Jackson
Company	Gentoo Group
Telephone Number	
E-mail address	<div style="background-color: black; width: 100%; height: 20px;"></div> <div style="background-color: black; width: 100%; height: 20px;"></div>
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	Hylton Lane/Blaydon Ave, Hylton Lane
Planning Application no.	18/00527/FUL
SHLAA Site Ref (if known)	079
Number of remaining dwellings to build on site	71

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?
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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Full planning consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units	0	0	71											
Demolitions and or/conversion losses														
Council's reasoning for delivery	The completions are forecast for year 1 (2022/2023) as in the previous APS. As the site is subject to Gentoo's affordable housing programme the site is programmed to be complete by the end of 2022/23.													
Site delivery commentary	Construction has now commenced.													

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.

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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Izzi Jackson/Gayle Black
Company	Gentoo Group
Telephone Number	
E-mail address	 [REDACTED] [REDACTED]
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	Conishead Centre
Planning Application no.	20/01295/FUL
SHLAA Site Ref (if known)	747
Number of remaining dwellings to build on site	13

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units	0	13												
Demolitions and or/conversion losses														
Council's reasoning for delivery	Completions were expected on the site in 21/22, however no completion data has been received. As such the site has been forecast for all completions in year 1, 22/23.													
Site delivery commentary	Completion anticipated April 2022.													

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.

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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Site 439 - Cricklewood Road

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Izzi Jackson/Gayle Black
Company	Gentoo Group
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	Cricklewood Road
Planning Application no.	20/01205/FUL
SHLAA Site Ref (if known)	439
Number of remaining dwellings to build on site	0

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:

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units	11	0												
Demolitions and or/conversion losses														
Council's reasoning for delivery	Completions were expected on the site in 21/22, however no completion data has been received. As such the site has been forecast for all completions in year 1, 22/23.													
Site delivery commentary	Competed March 2022													

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.

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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Izzi Jackson/Gayle Black
Company	Gentoo Group
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	Land North of Eastbourne Square
Planning Application no.	20/01208/FUL
SHLAA Site Ref (if known)	243
Number of remaining dwellings to build on site	24

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units	0	24												
Demolitions and or/conversion losses														
Council's reasoning for delivery	Completions on the site have been forecast in line with the 21/22 APS, with all completions in year 1, 22/23.													
Site delivery commentary	Construction has commenced.													

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
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	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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Site 744 - Land to the West of Prestbury Square

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Izzi Jackson/Gayle Black
Company	Gentoo Group
Telephone Number	
E-mail address	 [REDACTED] [REDACTED]
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	Land to the West of Prestbury Square
Planning Application no.	20/01414/FUL
SHLAA Site Ref (if known)	744
Number of remaining dwellings to build on site	0

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).

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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units	10	0												
Demolitions and or/conversion losses														
Council's reasoning for delivery	Completions were expected on the site in 21/22, however no completion data has been received. As such the site has been forecast for all completions in year 1, 22/23.													
Site delivery commentary	Completed March 2022.													

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.

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	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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Izzi Jackson/Gayle Black
Company	Gentoo Group
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	Land at Keighley Avenue
Planning Application no.	20/01181/FUL
SHLAA Site Ref (if known)	745
Number of remaining dwellings to build on site	41

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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Units	0	13	28											
Demolitions and or/conversion losses														
Council's reasoning for delivery	Completions were expected on the site in 21/22, however no completion data has been received. As such the site has been forecast for all completions in year 1, 22/23.													
Site delivery commentary	Construction has commenced.													

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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council Housing Delivery Consultation Proforma

Please complete your contact details.

Contact Details	
Name	Izzi Jackson/Gayle Black
Company	Gentoo Group
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	Land at Cragdale Gardens
Planning Application no.	20/01360/FUL
SHLAA Site Ref (if known)	
Number of remaining dwellings to build on site	86

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?
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- 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?

Category A or B Site	A
Cat A/B Sub Categories	Detailed Consent
Was the site included in the 2021 APS	Yes

Tenure	Completions prior to 1 April 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034 and beyond
Market units	0	0	58	28	0	0	0	0	0	0	0	0	0	
Affordable Units	0													
Demolitions and or/conversion losses														
Council's reasoning for delivery														
Site delivery commentary	Main works contract signed, works to commence w/c 30/05/22													

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.

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- 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?
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- 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
Please indicate which year you expect your serviced self/custom plots will be available for sale (tick)															
Site self/custom build deliverability commentary															

Sunderland City Council

Draft Annual Position Statement



Comment Form

Please complete this comments form when making representations on the draft Annual Position Statement. Where you have comments to make in relation multiple sites, please use separate forms.

Developer/ Agent	Jim Hanrahan [REDACTED]
-------------------------	-------------------------

Personal Information

Name	Jim Hanrahan
Organisation	Historic England
Address	[REDACTED] [REDACTED] [REDACTED]
Post Code	[REDACTED]
Telephone Number	[REDACTED]
Email Address	[REDACTED]

Your Comments

Section/Paragraph/ Table /Appendix	Do you agree/disagree with the APS?	Please outline your issue with the substance contained within the relevant section/paragraph

Please add more rows if required

Sites

SHLAA Reference	
-----------------	--

Delivery Rates

Do you agree with the Delivery Rates?	Comments

Please suggest any adjustment required to be made to the Delivery Rates

Completions Year 1	Completions Year 2	Completions Year 3	Completions Year 4	Completions Year 5	Completions post 5 year period.

Any other comments on the site

Thank you for consulting Historic England on the Strategic Housing Land Allocation Assessment (SHLAA) for Sunderland.

Historic England is the Government's statutory adviser on all matters relating to the historic environment in England. We are a non-departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Culture, Media and Sport (DCMS). We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.

Historic England has no comments to make on the SHLAA at this time.

However, once allocations are made we would be interested in assessing the impact of housing, design and layouts, on the historic environment and its setting.

Any evidence to support adjustments to the draft APS

None at this time

Kathryn Stule

From: [REDACTED]
Sent: 25 May 2022 16:32
To: Kathryn Stule
Subject: RE: Annual Position Statement (APS) 2022

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Hi Kathryn,

Thank you for sending through information on SCC's APS,

We are hoping to complete on Old Mill Road for December 2022.

The Princess of Wales development will take 18 months from the start date which is yet to be confirmed.

Hudson Road will take approximately 12 months from the start date which is yet to be confirmed.

I hope this helps, if you need any more information please let me know I would be happy to share further info.

Kind Regards,

Luke Lee
[REDACTED]

MCC Homes
[REDACTED]

From: Kathryn Stule [REDACTED]
Sent: 20 May 2022 09:45
Cc: Joanne Scott [REDACTED]; Cheryl Askeell [REDACTED] Gary Baker1
Subject: Annual Position Statement (APS) 2022

Dear Sir/Madam

As you may be aware in July 2021 the City Council submitted to the Planning Inspectorate, and had agreed, our Annual Position Statement (APS) which concluded that Sunderland City Council can confirm that we have a 5 year supply of deliverable housing sites (5 year HLS) until 31 October 2022. In March 2022 the Council wrote to the Planning Inspectorate to inform them that we intended to submit an updated APS in July 2022.

As part of the APS preparation process the Council has contacted developers, land owners and agents to ensure the sites that are within the five year housing land supply are as accurate as possible and that their deliverability is confirmed, this has then enabled the APS to be updated in preparation for submission to PINS.

As such we would like to invite you to make any comments you may have on the draft APS document, which includes the schedule of sites that make up the five-year land supply so they can be taken into consideration when preparing our final APS.

Following this consultation, the Council will take into consideration your views and undertake any further discussions as necessary to ensure any issues or disputed sites are resolved prior to submitting the final APS for consideration to PINS.

Attached to this e-mail is a comments pro-forma. The document is available on the Council's website at [5 Year Housing Land Supply - Sunderland City Council](#). The consultation on the draft APS closes on Friday 17th June 2022 and any views you may have will need to be submitted by this date.

Any comments you make should be sent to planningpolicy@sunderland.gov.uk. Should you have any questions or queries on the APS or any of the sites within the supply, please do not hesitate to contact a member of the team via this e-mail.

Kind Regards

Gary Baker

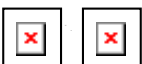
Gary Baker

[Redacted]

Economic Regeneration

[Redacted]

www.sunderland.gov.uk



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Kathryn Stule

From: Ali, Sunny [REDACTED]
Sent: 20 June 2022 12:09
To: Planning Policy
Cc: Bell, Christopher (NO, North East)
Subject: RE: Sunderland City Council Annual Position Statement (APS) 2022
Attachments: AA.22.02.31 Sunderland Annual Position Statement - Response.pdf

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F.A.O Sunderland City Council

Dear Gary,

Please see attached National Highways response to your Annual Position Statement (APS) 2022. In summary we broadly agree with the APS. However, as referred to in the letter we note that further assessments are still required for the Sunderland Local Plan allocations.

As always we are happy to discuss if required.

Regards

Sunny



Sunny Ali [REDACTED]



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Our ref: AA.22.02.31 / LPTWSunderland

Sunny Ali

Sunderland City Council
City Hall
Plater Way
SR1 3AA

Address line 4

FAO: Sunderland City Council

17 June 2022

Dear Gary,

Annual Position Statement

We have reviewed your Annual Position Statement [APS] and would offer the following comments.

Background

In 2022, you provided a brief for an update to the Assessment of Transport Impacts Report (2020) to support the Allocations and Designations Plan [A&D Plan]. This included an updated uncertainty log of Local Plan developments dated 24th February 2022.

Results of the modelling showed additional delays on the network in 2025. However, the key constraint is the A19/A1231 junction, and it is understood that the earliest delivery date for the scheme at this junction is December 2025, so it was not tested for this year.

By 2033, the network was forecast to experience severe queueing, particularly on the A1231 Wessington Way and A19. Local road delays are seen particularly at the A1231/A182 and A690/A182 junctions; these do not block back to the SRN, so no mitigation has been tested at these locations.

Much of the SRN congestion can be addressed by including:

- The proposed STC4 junction upgrade at the A19/A1231; and
- A19 northbound lane gain between Doxford and Chester Road junctions.

An upgrade is also required at Whitemare Pool within South Tyneside, and a through-about design is a potential solution.

Even with these schemes, there remain delays on the A19. This is primarily due to the northbound merge at Chester Road being over capacity.

Annual position statement review

We have identified some differences between the uncertainty log provided for National Highways' Sunderland Infrastructure Study and the APS. However, overall, we find that the APS is acceptable to National Highways.

We would reiterate the following with regard to assessing the impact of your Local Plan allocations:

- A Strategic Road Network assessment, including the impacts of COVID-19 on traffic flows is required (post-covid traffic survey data); or
- Working together, we should develop and test an upgrade to the A19 northbound merge at Chester Road.

A reassessment using 'post-covid' traffic flows would be the most robust approach, and this should be based on a robust development log that is consistent with this APS.

I trust this response is helpful, but should you require any further information please do not hesitate to contact me.

Yours sincerely



Sunny Ali



Site 163 - Amberley and Harrogate Street

From: [Hannah \[REDACTED\]](#)
To: [Joanne \[REDACTED\]](#), [Rebecca \[REDACTED\]](#)
Cc: [Chris \[REDACTED\]](#)
Subject: RE: Amberley and Harrogate Street - APS Information
Date: 06 July 2022 16:30:16
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image159270.png](#)

Hi Joanne,

Responses are in red below. I hope that's sufficient.

Kind regards,
Hannah

Hannah [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED] || [REDACTED] || [REDACTED] || [REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED]


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From: Joanne [REDACTED]
Sent: 04 July 2022 07:17
To: Hannah [REDACTED], Rebecca [REDACTED]
Subject: RE: Amberley and Harrogate Street - APS Information

Hi Hannah,

Can I ask is the scheme to be grant funded ? **yes**. and how many completions are you anticipating each year ? **it is anticipated 50 units in 23/24 and 53 in 24/25 financial year.**

Also I know you haven't got planning permission in place yet, but can you give me an idea of what survey, site investigations, etc works have been undertaken please. We have to demonstrate that the site will come forward when we say it will and that it is deliverable, so your assistance in demonstrating things have happened to progress the site would be greatly appreciated. (Just those in the public domain, as the information will be public record). **A number of surveys including ground investigation, archaeology assessment, flood risk assessment accompany the planning application submission to demonstrate that housing can be delivered on the site.**

Regards

Joanne

[REDACTED]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

From: Hannah [REDACTED]
Sent: 28 June 2022 14:22
To: Rebecca [REDACTED]
Subject: RE: Amberley and Harrogate Street - APS Information

Hi Rebecca,

The approximate build timeframe is start on site January 2023 and completion June 2024.

Is that all the information you require?

Thanks,
Hannah



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From: Rebecca [redacted]
Sent: 23 June 2022 13:18
To: Hannah [redacted]
Subject: RE: Amberley and Harrogate Street - APS Information

Hi Hannah,

That's fine, if you can just get back to me once you have confirmation that would be great.

Apologies, our 2022 Annual Position Statement to confirm our 5 year housing land supply.

Kind regards

Rebecca [redacted]
[redacted]
[redacted]
Sunderland-City-Council-Logo


From: Hannah [redacted]
Sent: 23 June 2022 12:52
To: Rebecca [redacted]
Subject: RE: Amberley and Harrogate Street - APS Information

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Hi Rebecca,

All good thanks, hope you are too?

I am liaising with the client on this, however, they are currently on leave so may not provide this information until sometime next week. Hope that's ok and I'll be in touch once I have the information.

Also, what does APS stand for please?

Kind regards,
Hannah

[redacted]

[REDACTED]



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From: Rebecca [REDACTED]
Sent: 23 June 2022 12:21
To: Hannah [REDACTED]
Subject: Amberley and Harrogate Street - APS Information
Importance: High

Good afternoon Hannah,

I hope you are well. I am writing with regards to the site you represent at Amberley and Harrogate Street (planning reference 22/00970/FU4). This site is included as a Category B site within our 2022 APS, however we haven't received confirmation from yourselves regarding the forecast for delivery as part of our formal consultation process.

Would it be possible for you to provide us with timescales for starting on site if the site goes through the planning process okay and approximate build programme.

Let me know if you need me to give you a call to discuss.

Kind regards

Rebecca [REDACTED]

Image removed by sender.



[REDACTED]

[REDACTED]

[REDACTED]



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Site 388 - Ennerdale Street, Low Moorsley

From: [Hannah](#) [redacted]
To: [Rebecca](#) [redacted]
Subject: RE: Ennerdale Street, Low Moorsley - APS Information
Date: 23 June 2022 13:54:09
Attachments: [image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)

Hi Rebecca,

We can start on site when we have planning permission so likely next year for this and then delivery would be approx. 30-40 per annum depending on the market.

Hope this helps.

Hannah [redacted]
[redacted]

final_logo_horizontal_web



Offices - Hexham & Wynyard Business Park

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From: Rebecca [redacted]
Sent: 23 June 2022 12:15
To: Hannah [redacted]
Subject: RE: Ennerdale Street, Low Moorsley - APS Information

Hi Hannah,

Thanks for the update. Would you be able to provide us with an approximate delivery forecast for the build out of the site?

Just so we have some agreed upon figures for the APS.

Kind regards

Rebecca [redacted]
[redacted]

Logo



From: Hannah [redacted]
Sent: 23 June 2022 12:14
To: Rebecca [redacted]
Subject: RE: Ennerdale Street, Low Moorsley - APS Information

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Hi Rebecca,

Yes we are still in planning and aiming/hoping to make July/September committee.

Hannah [redacted]

[redacted]



Offices - Hexham & Wynyard Business Park

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From: Rebecca [redacted]
Sent: 23 June 2022 12:08
To: Hannah [redacted]
Subject: Ennerdale Street, Low Moorsley - APS Information
Importance: High

Good afternoon Hannah,

I hope you are well. I am writing with regards to the site you represent at Ennerdale Street, Low Moorsley (planning reference 21/00561/REM). This site is included as a Category B site within our 2022 APS, however we haven't received confirmation from yourselves regarding the forecast for delivery as part of our formal consultation process. I'm aware that the most recent stage you were at was that you were in the process of updating studies, however I was wondering if it was possible to provide us with an update regarding figures we can use in our APS.

Let me know if you need me to give you a call to discuss.

Kind regards

Rebecca [redacted]



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Site 175 - Land at Fulwell Quarries, Site 243 - Eastbourne Square Carley Hill

[Redacted]

[Redacted]

[Redacted]

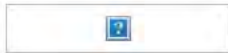
[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]



[Redacted]

From: Joanne [Redacted]
Sent: 27 June 2022 17:20
To: Izzi [Redacted] Gayle [Redacted]
Subject: Land adjacent to Fulwell Quarries, Emsworth Rd

This email has been sent from OUTSIDE of Gentoo. If you have any concerns (unknown sender, unusual subject, suspicious link or if something just feels wrong) do not click on links or open attachments. Contact the IT Service Desk if you are unsure.

Hi Izzi, Gayle,

Is this site one you are dealing with ?

Former Fulwell Quarry

I believe it was recommended for approval at Committee a couple of weeks back, it is something we are looking at including in the APS as part of the five-year land supply. Just wanted to ask a couple of questions on the progress of the site, hopefully you can assist.

Is it a site that is awaiting the signing of a S106 or does it have approval through ? **S106 drafted and issued to SCC to finalise**

What are your timescales for submitting a reserved matters application ? **Anticipate submitting Q4 23/24**

subject to the RM approval what are your timescales for delivery (from getting on site to first completions ? **Estimated SOS Oct 2024, first completions Feb 2026**

Is the site subject to any grant funding, which may see the site brought forward within a particular time period ? **No funding currently secured but Affordable Homes Programme Funding will be sought in the future when RM progressed / approved.**

Also, is the Carley hill school site also one you are dealing with ? as we already have that in the APS and I am just after timescales for your delivery programme for that please (start on site, first completions, etc) ? **SOS planned for end of Sept 2022, first completions October 2023**

Your help with this would be greatly appreciated.

Regards

Joanne

Joanne [Redacted]

[Redacted]

www.sunderland.gov.uk

For all general housing development queries, contact us at housing.developers@sunderland.gov.uk



[Redacted]

[Redacted]

[Redacted]

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Appendix 14: Correspondence in relation to disputed sites

From: [REDACTED] [Neil A.](#)
To: [Planning Policy](#)
Subject: Five Year Supply Annual Position Statement
Attachments: [image001.png](#)

I have a number of questions that worry me over the statement published:

1. Site 062 appears to misinform the reader of its Planning Status The site only has a DPP for 304 homes effectively coming to an end in 23/24 with the 26. The remaining numbers onward do not have a DPP, the phase has not been marketed, no developer is on Board, and cannot come forward without resolution to the Seaton Lane Junction which has no current solution.
2. Site 477d- where is it? There is no application for 60 homes showing on Landinsight
3. Site 440 says DPP{ yet the SCC website says it was refused 20/01360/FUL
4. Site 104 and many repeats (Site 194 / 66 / 465 / 567 / 768 to name a few) – this site is shown completions in 2023, less than a year away. Yet there is no consent, and no application. Appendix 7 identifies the average time from consent to 1stcompletion as 18 months. This is before an application is prepared and its approval procedure. These sites are showing completions way too early, and in my opinion any site without a DP{P should not be in the supply
5. Site 728 and others – previous studies have had these sites much earlier and moving backward. SCC really need to consider what they are being told – and whether they believe it. A review of history is highlighting that people are saying and SCC are repeating. The individual site numbers are small but probably add up to 100's
6. Site 757. The Decision Notice says 32 not 40
7. Site 426A OPP Ref 16/01502/OU4 contains Condition 22 restricting completions to 20 until the Seaton Lane Junction is sorted. It is not so the Condition cannot be satisfied. Yet it is showing 225 completions in the supply
8. Site 388 – this was originally approved in 2017. It's never been picked up.. is this really going to happen? I also add in all the issues in Point 4 above
9. Site 063. Siglion are not a developer? Its showing 82 completions next year. That means its on site now? Is it? Save me the drive?
10. Site 85 to complete 30 in 25/26 that's a start on site in 24... on a site that hasn't been marketed, has no pp, and repeats all the issues of point 4 above
11. Site 731 – again save me the drive.. to get 30 completions demolition should be well underway – is it?

Neil [REDACTED]

[cid:image001.png@01D561B1.ACAC3410](#)



Kathryn Stule

From: Smith, Dominic [REDACTED]
Sent: 17 June 2022 16:14
To: Planning Policy
Cc: Ward, Amy (North East); Milburn, Neil A.
Subject: Annual Position Statement Consultation
Attachments: Sunderland City Council APS 2022 - BDW Representations.pdf

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Good afternoon,

Please find attached response to the Annual Position Statement consultation on behalf of Barratt David Wilson Homes.

It would be appreciated if you could confirm receipt of the attached.

Regards

Dominic Smith
[REDACTED]

Barratt David Wilson Homes North East
(a trading name of BDW Trading Limited)
[REDACTED]



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From: [Joanne](#)
To: [Neil A.](#); [Dominic](#)
Cc: [Gary](#); [Cheryl](#); [Amy \(North East\)](#)
Subject: FW: Sunderland's APS
Date: 12 July 2022 14:45:00
Attachments: [image001.png](#)
[image004.jpg](#)

Neil, please find below a response from Homes England following your initial comments on the Cherry Knowle site.

Regards

Joanne

From: Andrew [REDACTED]
Sent: 12 July 2022 13:51
To: Joanne [REDACTED]
Subject: FW: Sunderland's APS

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Hi Joanne,

Further to previous correspondence, the date for bringing Cherry Knowles phase 2 & 3 is now looking at late 2022 early 2023 though we will bring forward sooner if in a position to do so – the timescales being dictated by the requirement to obtain some additional ecological and SI reports.

The housing completions we have profiled are detailed below, these will be reviewed once we are in a position to bring the phases to market, the 38 units for 2024/25 may need to be reduced slightly. The timings for the determination of reserved matters of 18 months from planning submission to delivery of first completion as suggested by BDW does seem to be on the long side, we would expect reserved matter applications to be made prior to May 2024 and first delivery to be in the 2024/25 financial year.

Phase 2

2024/25 -38 houses

25/26 – 58

26/27 – 50

27/28 - 19

Phase 3

2025/26 - 26 houses

26/27 – 56

27/28 – 77

28/29 – 77

29/30 – 77

30/31 - 18

Kind regards

Andrew [REDACTED]
[REDACTED]
[REDACTED]



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Sunderland City Council: Draft Annual Position Statement 2022

Representations on behalf of Barratt David Wilson Homes North East

Please see below comments in relation to the sites listed within the schedule at appendix 2 of the draft Annual Position Statement (APS).

Site 477 – Land north of Burdon Lane

This site is a consortium site between Taylor Wimpey, Story and BDW – the schedule reference to Persimmon is incorrect.

Site 062 – Ryhope and Cherry Knowle Hospital

BDW are listed as the developer on this site, however for the reasons below we know the projection to be incorrect. The schedule for this site is misleading as it implies that the total yield of 800 units has detailed consent. The site has detailed planning permission for 304 homes which are due to be delivered by 2023/24. The remaining numbers in the trajectory (**156 homes**) do not have detailed planning consent nor have they been marketed – therefore they should not be included in the housing land supply. Furthermore we understand that the additional units over the 304 permitted cannot be delivered until the Seaton Lane junction has been improved, which has not yet taken place.

Site 426a – Willow Farm land to south, Ryhope

The planning permission for this site (ref. 16/01502/OU4) contains a planning condition (number 22) which restricts the number of completions to 20 until the Seaton Lane junction is upgraded. We are not aware that such an upgrade scheme has been identified and would question the level of certainty with which the Council can predict the completion of these works. On this basis the maximum number of completions at the site should be 20 homes, a reduction of **205 homes**.

Site 85 – Former Groves Cranes

The site is projected to have **60 completions** within the 5 year period, however the site has no planning permission and has no developer attached to it. Whilst it is allocated the Council need to provide clear justification to demonstrate that it can contribute to the APS – without a live planning application or a developer we don't believe that there is sufficient justification for the site's inclusion.

General

There are a number of sites included within the trajectory which have completions beginning in 2022/23 or 2023/24 yet have no planning consent. These include (but are not limited to) sites 104, 194, 66, 465, 567 and 768. The Council's Appendix 7 identifies that the average time from receipt of planning consent to delivery of completions is 18-24 months. On this basis sites with no planning consent are extremely unlikely to deliver before 2024/25 unless there is clear and demonstrable evidence to suggest otherwise. Based on the APS as drafted we don't consider this evidence has been provided and would suggest that their delivery timescales are overly optimistic.

In addition to the above there are a number of sites included which earlier APS' have projected would be delivering by now, yet they still have not commence on-site. Have the Council reviewed these sites which earlier APS have identified as delivering in 2021/22 and queried why this has not happened? This review needs to be undertaken to ensure that the same sites are not constantly pushed back by 1 year through each APS.

From: Joanne [REDACTED]
To: [REDACTED] Dominic
Cc: Gary [REDACTED] Cheryl [REDACTED]
Subject: RE: Annual Position Statement Consultation
Date: 30 June 2022 21:44:00
Attachments: [image001.png](#)
[SCC response to Barratt David Wilson Homes.docx](#)

Hi Dominic,

Please find attached a response to the representations you made in relation to the APS. The response sets out the justification as to how the Local Authority consider the sites you disputed to be deliverable in the five-year period.

Could I ask that you respond indicating if you agree with the council's position and therefore a consensus can be reached on these sites being deliverable, or if you disagree with the justification set out and you still consider them to be disputed sites and your evidence for this. As the timescales on the APS are quite tight and we have an internal sign off process to go through before submission, can I please ask that any comments you may have are submitted to myself by close of play on Wednesday 6th July 2022.

Regards

Joanne

From: [REDACTED] Dominic [REDACTED]
Sent: 17 June 2022 16:14
To: Planning Policy <PlanningPolicy@sunderland.gov.uk>
Cc: [REDACTED] Amy (North East) [REDACTED] Neil A. [REDACTED]
Subject: Annual Position Statement Consultation

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Good afternoon,

Please find attached response to the Annual Position Statement consultation on behalf of Barratt David Wilson Homes.

It would be appreciated if you could confirm receipt of the attached.

Regards

Dominic [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



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SCC response to Barratt David Wilson Homes on Draft Annual Position Statement 2022

Site 477 – Land north of Burdon Lane

This site is a consortium site between Taylor Wimpey, Story and BDW – the schedule reference to Persimmon is incorrect.

SCC:- Noted. Amendment to the schedule has been made.

Site 062 – Ryhope and Cherry Knowle Hospital

BDW are listed as the developer on this site, however for the reasons below we know the projection to be incorrect. The schedule for this site is misleading as it implies that the total yield of 800 units has detailed consent. The site has detailed planning permission for 304 homes which are due to be delivered by 2023/24. The remaining numbers in the trajectory (156 homes) do not have detailed planning consent nor have they been marketed – therefore they should not be included in the housing land supply. Furthermore we understand that the additional units over the 304 permitted cannot be delivered until the Seaton Lane junction has been improved, which has not yet taken place.

SCC:- The developer information on the table at Appendix 2 indicates both Barratt and Homes England as the developer/land owner in recognition that part of the site is being developed out by Barratt David Wilson Homes and part is still within the ownership of Homes England. Paragraph 5.42 of the document sets out information on the site being a part Category A site and a part Category B site, (of which the 158 units falling within category B are phased for years 3, 4 and 5), which is in line with the SHLAA methodology for a site that has outline consent. The detail of which is explained in the site profile within Appendix 3. As part of the consultation process for the 2022 APS contact has been made with the land owner (Homes England) of the remaining site area, which is subject to the outline consent, who have set out their plans for delivering the site and the timescales, which indicate bringing the site to market early Autumn 2022, with planning application anticipated to be submitted 2023. The detail of this is set out within the site profile. With regards the Seaton Lane junction upgrading works, these have already been undertaken and an additional highway improvement scheme, a new roundabout at Seaton/A19 is being undertaken as part of the HIF funding which commenced (spring 22) and is anticipated for completion Spring 2023, which has been agreed by Highways England and accounted for in the site forecasts.

Site 426a – Willow Farm land to south, Ryhope

The planning permission for this site (ref. 16/01502/OU4) contains a planning condition (number 22) which restricts the number of completions to 20 until the Seaton Lane junction is upgraded. We are not aware that such an upgrade scheme has been identified and would question the level of certainty with which the Council can predict the completion of these works. On this basis the maximum number of completions at the site should be 20 homes, a reduction of 205 homes.

SCC:- This site has reserved matters planning consent in place and is a category A site. The works in relation to the condition of the outline consent (which relates to no more than 20 dwellings occupied, rather than completed, until a scheme for Seaton Lane junction has been agreed, submitted and approved) has been superseded by an additional mitigation scheme, a new roundabout at Seaton/A19, which is being undertaken as part of the HIF funding, which is an improved solution and has a larger positive impact on highway safety and removes the need for traffic improvements at the Seaton Lane junction, which related to condition 22. The enabling works have commenced on this new roundabout and a start on site is programmed for summer 2022, with

a completion date of spring 2023. As a consequence of other housing developments within neighbouring Durham's boundary upgrading works have already been implemented at the Seaton Lane junction. Highways England had no objection to the reserved matters planning application for this site and were satisfied with the highway solutions put in place (copies of correspondence is available and will be included as an appendix as part of the final APS), and as such the site forecasting has accounted for these works and is considered deliverable. Discussions are ongoing with the developer and the Development Management Team as to the most appropriate route to allow condition 22, (which in reality is now redundant), to be formally discharged.

Site 85 – Former Groves Cranes

The site is projected to have 60 completions within the 5 year period, however the site has no planning permission and has no developer attached to it. Whilst it is allocated the Council need to provide clear justification to demonstrate that it can contribute to the APS – without a live planning application or a developer we don't believe that there is sufficient justification for the site's inclusion.

SCC:- Site 85 Groves is an allocated site within saved policies of the CSDP and as such is a category B site. In order to advance the regeneration of site the council have purchased the site. Cabinet approval was gained in March 2022 to allow the site to be progressed and for phase 1 to be marketed for development. First completions expected in 25/26, which is in line with the SHLAA methodology. (A copy of the cabinet report will be included as an appendix as part of the final APS report).

General

There are a number of sites included within the trajectory which have completions beginning in 2022/23 or 2023/24 yet have no planning consent. These include (but are not limited to) sites 104, 194, 66, 465, 567 and 768. The Council's Appendix 7 identifies that the average time from receipt of planning consent to delivery of completions is 18-24 months. On this basis sites with no planning consent are extremely unlikely to deliver before 2024/25 unless there is clear and demonstrable evidence to suggest otherwise. Based on the APS as drafted we don't consider this evidence has been provided and would suggest that their delivery timescales are overly optimistic.

SCC:- All the sites referenced in the comments are categorised as 'B' sites in line with the PPG. and other than site 194 (which has a planning application pending, but is awaiting updated survey work), all have planning applications which have recently been approved at planning committee and are awaiting the signing of the S106 agreements, which are anticipated to be imminent. The site profiles within the APS set this out in detail for each site along with the justification for the sites inclusion in the APS and forecasts to demonstrate their deliverability. It is considered that having planning committee approval for planning applications on category B sites, (demonstrating all matters have been resolved) and just awaiting the signing of S106 agreements is clear evidence that a site is deliverable. Those sites which do indicate a small number of completions in 23/24 have been subject to discussions with developers and in certain instances are sites that are subject to grant funding and have timescales attached to their delivery, or are being delivered by developers who have historically demonstrated quick delivery of sites. The APS does not include any sites without planning consent that are included within 22/23.

In addition to the above there are a number of sites included which earlier APS' have projected would be delivering by now, yet they still have not commence on-site. Have the Council reviewed these sites which earlier APS have identified as delivering in 2021/22 and queried why this has not happened? This review needs to be undertaken to ensure that the same sites are not constantly pushed back by 1 year through each APS.

SCC:- Each site included within the APS is thoroughly reviewed before its inclusion. If a site hasn't delivered as expected then justification is sought using a number of information sources, discussions with the developer/site visits/other internal sections and depending on the evidence a site may still be included, pushed back or removed altogether. It is considered that the information set out within the site profiles at Appendix 3 are considered reasonable and demonstrates a sites inclusion. If a developer has not responded during the consultation opportunities, this is followed up by staff to try and engage and source the most up to date information. A site is not automatically included and pushed back within the APS due to its inclusion in the previous APS, a rigorous assessment is undertaken to ensure site is still considered deliverable.

From: [redacted] Dominic
To: Joanne [redacted]
Cc: [redacted] Amy (North East)
Subject: RE: *EXTERNAL: RE: Annual Position Statement Consultation
Date: 07 July 2022 13:33:50
Attachments: [image001.png](#)
[image002.jpg](#)

Hi Joanne,

Further to SCC's response last week please see below update to BDW's response to the APS:

Site 062 – Ryhope and Cherry Knowle Hospital

We note your comments in relation to the delivery of units at the site, particularly the 158 units which the Council consider deliverable in years 3, 4 and 5 of the trajectory. BDW do not agree with this assumption based on recent experience of two Homes England sites in the region and the timescales associated with bringing them forward. The APS assumes that the site will be brought to the market in 'early Autumn 2022' and that a planning application will be submitted in 2023 – when in 2023 is not specified. Given that 38 completions are projected in year 3, the APS is assuming that the site will secure planning permission early in 2023.

BDW have been awarded preferred developer status on 2 Homes England sites in the North East in the past year and as such are aware of the timescales involved in bringing these projects forward. As noted in the APS the Cherry Knowle site has not been brought to the market yet, but Homes England expect to do so in 'early Autumn 2022'. Based on the timescales associated with the Homes England sites BDW are currently working on, the timescales from Expression of Interest stage through to exchange of contract is around 12 months. Following this an application needs to be prepared in collaboration with Homes England – our experience on a site with an outline permission in place is that 4 months after exchanging contracts a planning application has yet to be submitted. We currently estimate that a reserved matters application will not be submitted at the site until 8 months after exchange. The overall timescales encountered on a site with outline permission in the north east are set out below:

Event	Date
Expression of Interest Deadline	March 2021
Sifting Brief Submission Deadline	May 2021
Notification of Sifting Brief Outcome	July 2021
Release of ITT Documents	August 2021
ITT Submission Deadline	November 2021
Appointment of Preferred Developer	February 2022
Contract Exchange	March 2022
Reserved Matters Submission (estimated)	November 2022

This represents a total of 20 months from the start of the marketing process through to a planning submission. Based on the assumption that early Autumn 2022 is September 2022, this means that a reserved matters application at Cherry Knowles will not be submitted until at least May 2024. Following this the APS assumes a lag of 18 months from planning submission to delivery of first completion. Applying this at Cherry Knowle provides a first completion in November 2025 at the earliest. This significantly reduces the number of completions at the site which can reasonably be expected to contribute to the 5 year housing land supply.

I trust that the above sets out BDW's position but please get in touch should you wish to discuss further.

Regards

Dominic [redacted]

cid:image001.png@01D68083.AF7379A0



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From: Joanne [redacted]

Sent: 07 July 2022 10:40
To: [REDACTED] Dominic [REDACTED]
Subject: RE: *EXTERNAL: RE: Annual Position Statement Consultation

Thanks Dominic.
End of today is fine.
Can you just confirm that when you respond it will only be to dispute the future phases of the Cherry Knowle site ?
Regards
Joanne

From: [REDACTED] Dominic [REDACTED]
Sent: 07 July 2022 10:26
To: Joanne [REDACTED]
Subject: RE: *EXTERNAL: RE: Annual Position Statement Consultation

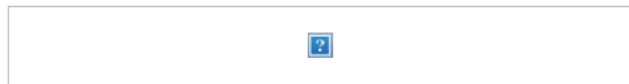
Hi Joanne,

Sorry I missed your call – my work phone is on the blink this week. I will try and get something to you by the end of today – I think it will just be the Homes England site we have further comments on as we've got two live sites with HE at the minute so can provide some evidence on timescales from the bid process through to planning.

Regards

Dominic [REDACTED]
[REDACTED]

[REDACTED]



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From: Joanne [REDACTED]
Sent: 07 July 2022 09:35
To: [REDACTED] Dominic [REDACTED]
Cc: Gary [REDACTED]; Cheryl [REDACTED] Amy (North East)
[REDACTED] Neil A. [REDACTED]
Subject: RE: *EXTERNAL: RE: Annual Position Statement Consultation

Hi Dominic,
I have tried to call you a couple of times to discuss. Would close of Friday (8th July) be enough time?
Just conscious that we have to go through our internal sign off process and with people's annual leave this is leaving us tight for time.
If you could confirm what sites you are still disputing (unless it is still all the ones you flagged in your original e-mail) and that way we can get on with finalising those that you no longer dispute, if any.

Regards

Joanne

From: [REDACTED] Dominic [REDACTED]
Sent: 06 July 2022 14:01
To: Joanne [REDACTED]
Cc: Gary [REDACTED] Cheryl [REDACTED] Amy (North East)
[REDACTED] Neil A. [REDACTED]
Subject: RE: *EXTERNAL: RE: Annual Position Statement Consultation

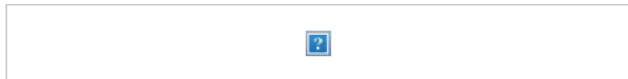
Hi Joanne,

Is there any chance we could have a bit longer to respond on this as we're collating some Homes England dates to explain our position on the APS.

Regards

Dominic [REDACTED]
[REDACTED]

[REDACTED]



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From: Joanne [REDACTED]
Sent: 30 June 2022 21:45
To: [REDACTED] Dominic [REDACTED]
Cc: Gary [REDACTED], Cheryl [REDACTED], Amy (North East) [REDACTED], Neil A. [REDACTED]
Subject: *EXTERNAL: RE: Annual Position Statement Consultation

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Hi Dominic,

Please find attached a response to the representations you made in relation to the APS. The response sets out the justification as to how the Local Authority consider the sites you disputed to be deliverable in the five-year period.
Could I ask that you respond indicating if you agree with the council's position and therefore a consensus can be reached on these sites being deliverable, or if you disagree with the justification set out and you still consider them to be disputed sites and your evidence for this.
As the timescales on the APS are quite tight and we have an internal sign off process to go through before submission, can I please ask that any comments you may have are submitted to myself by close of play on Wednesday 6th July 2022.

Regards

Joanne

From: [REDACTED] Dominic [REDACTED]
Sent: 17 June 2022 16:14
To: Planning Policy [REDACTED]
Cc: [REDACTED] Amy (North East) [REDACTED], Neil A. [REDACTED]
Subject: Annual Position Statement Consultation

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Good afternoon,

Please find attached response to the Annual Position Statement consultation on behalf of Barratt David Wilson Homes.

It would be appreciated if you could confirm receipt of the attached.

Regards

Dominic [REDACTED]

[Redacted]

[Redacted]



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[Redacted]

[Redacted]

[Redacted]

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From: [redacted] Neil A.
To: Joanne [redacted], Dominic [redacted]
Cc: Gary [redacted], Cheryl [redacted], Amy (North East)
Subject: RE: *EXTERNAL: RE: Annual Position Statement Consultation
Date: 08 July 2022 14:06:52
Attachments: ~WRD000.jpg
image001.png
Five Year Supply Annual Position Statement.msg
SCC response to Barratt David Wilson Homes.NM.docx

Hi Joanne

Dom is on holiday too, so I've done a response. I have in all instances provided evidence to the statements made. I note that you did not provide responses to a number of contested sites (email attached raising them), so I've picked them up too in my note.

The statements made regarding the Seaton Lane junction concern me, I have been today and I can see no evidence of any improvement having been made, nor is any work underway with regard to the works identified on the A1018.

Sending us the "rigorous assessments" you refer too may help us reach a position too

Regards to all

Neil

From: Joanne [redacted]
Sent: 30 June 2022 21:45
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Cc: Gary [redacted], Cheryl [redacted], Amy (North East)
<[redacted]> Neil A. [redacted]
Subject: *EXTERNAL: RE: Annual Position Statement Consultation



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Regards

Dominic [REDACTED]
[REDACTED]

[REDACTED]



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SCC response to Barratt David Wilson Homes on Draft Annual Position Statement 2022

Site 477 – Land north of Burdon Lane

This site is a consortium site between Taylor Wimpey, Story and BDW – the schedule reference to Persimmon is incorrect.

SCC:- Noted. Amendment to the schedule has been made.

Site 062 – Ryhope and Cherry Knowle Hospital

BDW are listed as the developer on this site, however for the reasons below we know the projection to be incorrect. The schedule for this site is misleading as it implies that the total yield of 800 units has detailed consent. The site has detailed planning permission for 304 homes which are due to be delivered by 2023/24. The remaining numbers in the trajectory (156 homes) do not have detailed planning consent nor have they been marketed – therefore they should not be included in the housing land supply. Furthermore we understand that the additional units over the 304 permitted cannot be delivered until the Seaton Lane junction has been improved, which has not yet taken place.

SCC:- The developer information on the table at Appendix 2 indicates both Barratt and Homes England as the developer/land owner in recognition that part of the site is being developed out by Barratt David Wilson Homes and part is still within the ownership of Homes England.

It would be helpful if SCC in their document could actually distinguish this fact and the fact that at this moment the 2 sites do not automatically follow on, as shown in the trajectory. Are we agreed that the site only has a DPP for 304 homes effectively coming to an end in 23/24 with the 26?

Can we then agree the remaining numbers onward do not have a DPP, so require marketed, contracted, planning prepared and submitted

Paragraph 5.42 of the document sets out information on the site being a part Category A site and a part Category B site, (of which the 158 units falling within category B are phased for years 3, 4 and 5), which is in line with the SHLAA methodology for a site that has outline consent. The detail of which is explained in the site profile within Appendix 3. As part of the consultation process for the 2022 APS contact has been made with the land owner (Homes England) of the remaining site area, which is subject to the outline consent, who have set out their plans for delivering the site and the timescales, which indicate bringing the site to market early Autumn 2022, with planning application anticipated to be submitted 2023. The detail of this is set out within the site profile.

Let us examine that statement by breaking it down. HE “indicate” that the site will be marketed “early Autumn”. Firstly, can we agree early Autumn is Oct/Nov? The HE “marketing” process is a long and lengthy process. BDW know this, and can provide full evidence of all the processes and their timescales, as we are the successful bidders on the last 2 major sites HE have marketed in the North East. From the date of initial marketing to Contract Exchange (this being the stage a developer contracts the site and will commit money to progressing Planning) these took a total of 34 months (one taking 12 months and the other taking 22). We have no idea how complicated the Process will be, so let us agree that the likely marketing time period will be 17 months? (A middle for diddle situation)

Having being awarded both sites, we move onto the issue of submitting a planning application. Again, there is no-one better placed than ourselves with regard to that process and the timescales necessary. We still have no Planning applications submitted to the 2 LPA’s as they are still under

preparation and then require HE sign off. We are now a further 4 months on from the date of Contract Exchange have already been added to the process, but let us agree that from Contract to submission of a RM, will be a 6 month period? So to date we are looking at a Planning Application being submitted 23 months after Oct/Nov 2022 is Sept/Oct 2024

We now need to look at the time it takes on average to determine a major residential planning application. Lichfields research in 2016 states **“The larger the site, the longer the planning application determination period.** Sites outside of London of between 100 and 499 units take, on average, 2.5 years” The residual of this site is circa 500 units. BDW’s own timescales are slightly better than this with 16 months being the average. So let us agree 16 months? That gives us a date of Feb/Mar 2026

Moving now to the evidence contained within your own document Appendix 7 identifies the average time from consent to 1st completion as 18 months. Can we agree that Sunderland’s evidence should be used? That gives us a first completion in Aug/Sept 2027

With regards the Seaton Lane junction upgrading works, these have already been undertaken I have been today, and I believe that this is incorrect. Happy to meet you there and you can show me if you wish? **and an additional highway improvement scheme, a new roundabout at Seaton/A19 is being undertaken as part of the HIF funding which commenced (spring 22)** by “commenced” you mean trees were cleared. Again I have been, there are no physical works on the site. Indeed I would simply draw your attention to a number of facts. The money was reported to be available in April 2020. We are 27 months on from that and inflationary pressures will have significantly destroyed the budgeted sum. However, if you can evidence, despite the delay and despite inflation, a programme of works that reflect your statement, then we will accept it **and is anticipated for completion Spring 2023, which has been agreed by Highways England and accounted for in the site forecasts.** Presumably you have a revised budget, evidence of the revised funding and a signed off timetable that contains this date, and all other dates. If so then please show it to us, and we can stop squabbling over the point

Site 426a – Willow Farm land to south, Ryhope

The planning permission for this site (ref. 16/01502/OU4) contains a planning condition (number 22) which restricts the number of completions to 20 until the Seaton Lane junction is upgraded. We are not aware that such an upgrade scheme has been identified and would question the level of certainty with which the Council can predict the completion of these works. On this basis the maximum number of completions at the site should be 20 homes, a reduction of 205 homes.

SCC:- This site has reserved matters planning consent in place and is a category A site. The works in relation to the condition of the outline consent (which relates to no more than 20 dwellings occupied, rather than completed, until a scheme for Seaton Lane junction has been agreed, submitted and approved) has been superseded by an additional mitigation scheme, a new roundabout at Seaton/A19, which is being undertaken as part of the HIF funding, which is an improved solution and has a larger positive impact on highway safety and removes the need for traffic improvements at the Seaton Lane junction, which related to condition 22.

The enabling works have commenced on this new roundabout and a start on site is programmed for summer 2022, with a completion date of spring 2023. Please refer to the above comments

As a consequence of other housing developments within neighbouring Durham's boundary upgrading works have already been implemented at the Seaton Lane junction. As I say above, I have been today and consider this statement untrue. Happy to meet you there and you can show me

Highways England had no objection to the reserved matters planning application for this site and were satisfied with the highway solutions put in place (copies of correspondence is available and will be included as an appendix as part of the final APS), irrelevant – covered by the condition on the outline

and as such the site forecasting has accounted for these works and is considered deliverable. Discussions are ongoing with the developer and the Development Management Team as to the most appropriate route to allow condition 22, (which in reality is now redundant), to be formally discharged. We disagree that the condition is redundant and a solution implemented – but as outlined above we assume that you will be able to evidence the delivery timetable, and current funding

Site 85 – Former Groves Cranes

The site is projected to have 60 completions within the 5 year period, however the site has no planning permission and has no developer attached to it. Whilst it is allocated the Council need to provide clear justification to demonstrate that it can contribute to the APS – without a live planning application or a developer we don't believe that there is sufficient justification for the site's inclusion.

SCC:- Site 85 Groves is an allocated site within saved policies of the CSDP and as such is a category B site. In order to advance the regeneration of site the council have purchased the site. Cabinet approval was gained in March 2022 to allow the site to be progressed and for phase 1 to be marketed for development. First completions expected in 25/26, which is in line with the SHLAA methodology. (A copy of the cabinet report will be included as an appendix as part of the final APS report). Again I will simply walk you through the process and I will assume that SCC act quicker than HE.

Marketed – Oct 2022?

Contracts Exchanged – Oct 2023?

Planning App submitted – April 2024

Planning app and S106 approved – April 2025

First Completion – Oct 2027

This all assumes that SCC repeat the HE marketing process, where a full suite of technical documents are available, all planning reports etc undertaken (An OPP in effect) etc. If not then all of these will take a further year.

General

There are a number of sites included within the trajectory which have completions beginning in 2022/23 or 2023/24 yet have no planning consent. These include (but are not limited to) sites 104, 194, 66, 465, 567 and 768. The Council's Appendix 7 identifies that the average time from receipt of planning consent to delivery of completions is 18-24 months. On this basis sites with no planning

consent are extremely unlikely to deliver before 2024/25 unless there is clear and demonstrable evidence to suggest otherwise. Based on the APS as drafted we don't consider this evidence has been provided and would suggest that their delivery timescales are overly optimistic.

SCC:- All the sites referenced in the comments are categorised as 'B' sites in line with the PPG. and other than site 194 (which has a planning application pending, but is awaiting updated survey work), all have planning applications which have recently been approved at planning committee and are awaiting the signing of the S106 agreements, which are anticipated to be imminent. The site profiles within the APS set this out in detail for each site along with the justification for the sites inclusion in the APS and forecasts to demonstrate their deliverability. It is considered that having planning committee approval for planning applications on category B sites, (demonstrating all matters have been resolved) and just awaiting the signing of S106 agreements is clear evidence that a site is deliverable. Those sites which do indicate a small number of completions in 23/24 have been subject to discussions with developers and in certain instances are sites that are subject to grant funding and have timescales attached to their delivery, or are being delivered by developers who have historically demonstrated quick delivery of sites. The APS does not include any sites without planning consent that are included within 22/23.

You kindly inform us that "All the sites referenced.... Other than 194 (were) recently approved at planning committee and are awaiting the signing of the S106 agreements, which are anticipated to be imminent". Within BDW we track the time taken from Committee resolution to S106 completion. It averages 7 months for sites of less than 100 homes. Presumably, SCC have similar evidence and "imminent" means let's say Christmas (Jan1). Then there is the evidence of your own Appendix 7 and that tells us completions will occur June 2024

In addition to the above there are a number of sites included which earlier APS' have projected would be delivering by now, yet they still have not commence on-site. Have the Council reviewed these sites which earlier APS have identified as delivering in 2021/22 and queried why this has not happened? This review needs to be undertaken to ensure that the same sites are not constantly pushed back by 1 year through each APS.

SCC:- Each site included within the APS is thoroughly reviewed before its inclusion. If a site hasn't delivered as expected then justification is sought using a number of information sources, discussions with the developer/site visits/other internal sections and depending on the evidence a site may still be included, pushed back or removed altogether. It is considered that the information set out within the site profiles at Appendix 3 are considered reasonable and demonstrates a sites inclusion. If a developer has not responded during the consultation opportunities, this is followed up by staff to try and engage and source the most up to date information. A site is not automatically included and pushed back within the APS due to its inclusion in the previous APS, a rigorous assessment is undertaken to ensure site is still considered deliverable.

Thank you for confirming this. If you provide us with these "rigorous assessments", we will be able to make progress to resolving this

There are other sites that I queried that you have not commented upon. I attach my email but I will repeat my comments:

1. Site 477d- where is it? There is no application for 60 homes showing on Landinsight
2. Site 440 says DPP yet the SCC website says it was refused 20/01360/FUL
3. Site 757. The Decision Notice says 32 not 40

4. Site 388 – this was originally approved in 2017. It's never been picked up.. is this really going to happen? I also add in all the issues above
5. Site 063. Siglion are not a developer? Its showing 82 completions next year. That means its on site now? Is it? Save me the drive?
6. Site 85 to complete 30 in 25/26 that's a start on site in 24... on a site that hasn't been marketed, has no pp, and repeats all the issues of point 4 above
7. Site 731 – again save me the drive.. to get 30 completions demolition should be well underway – is it?

From: [redacted] Neil A.
To: Joanne [redacted] Dominic
Cc: Gary [redacted] Cheryl [redacted] Amy (North East)
Subject: RE: *EXTERNAL: RE: Annual Position Statement Consultation
Date: 08 July 2022 14:06:52
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Sent: 30 June 2022 21:45
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Cc: Gary [redacted] Cheryl [redacted], Amy (North East)
[redacted] Neil A. [redacted]
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Cc: [redacted] Amy (North East) [redacted] Neil A. [redacted]
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Regards

Dominic [REDACTED]
[REDACTED]

[REDACTED]



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Cc: Gary [redacted], Cheryl [redacted], Amy (North East)
Subject: RE: *EXTERNAL: RE: Annual Position Statement Consultation
Date: 11 July 2022 10:04:37
Attachments: [image001.png](#)
[image002.jpg](#)
[Lichfields start-to-finish.pdf](#)

Hi All

I attach the Lichfield's report and I also apologise I read my stats wrong – The average time for BDW from submission to approval is 20 months – not the 16 I stated

From: [redacted] Neil A.
Sent: 08 July 2022 14:07
To: Joanne Scott [redacted], Dominic [redacted]
Cc: Gary [redacted], Cheryl [redacted], Amy (North East)
[redacted] Statement Consultation

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From: [redacted] Neil A.
To: Joanne [redacted], Dominic [redacted]
Cc: Gary [redacted], Cheryl [redacted], Amy (North East)
Subject: Re: *EXTERNAL: FW: Sunderland's APS
Date: 12 July 2022 15:09:17
Attachments: [image001.png](#)
[image004.jpg](#)

All noted but lets look at HE's response.

Firstly, it appears that the site is being marketed in 2 phases (2 and 3). We are led to understand that it is being marketed as a single phase. Can this be clarified as this matters on completion

Second. Marketing will commence early 2023. How long is HE's estimate of the process given their last 2 were as detailed in my previous submission

Thirdly, Planning. Given BDW exchanged on their Morpeth site in March and we are still not in a position to submit an application, how long do you think that it should take after marketing expressed in months?

Fourthly, the 18 months is BDW's Group average. It may not take that long, it may take more (I mention Newburn) What timescale do SCC reckon

Finally you are consistently ignoring your own evidence regarding planning to first completion - 18 months can you explain why?

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From: Joanne [redacted]
Sent: Tuesday, July 12, 2022 2:45:28 PM
To: [redacted] Neil A., [redacted] Dominic [redacted]
Cc: Gary [redacted]
Subject: *EXTERNAL: FW: Sunderland's APS

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Neil, please find below a response from Homes England following your initial comments on the Cherry Knowle site.

Regards

Joanne

From: Andrew [redacted]
Sent: 12 July 2022 13:51
To: Joanne [redacted]
Subject: FW: Sunderland's APS

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Hi Joanne,

Further to previous correspondence, the date for bringing Cherry Knowles phase 2 & 3 is now looking at late 2022 early 2023 though we will bring forward sooner if in a position to do so – the timescales being dictated by the requirement to obtain some additional ecological and SI reports.

The housing completions we have profiled are detailed below, these will be reviewed once we are in a position to bring the phases to market, the 38 units for 2024/25 may need to be reduced slightly. The timings for the determination of reserved matters of 18 months from planning submission to delivery of first completion as suggested by BDW does seem to be on the long side, we would expect reserved matter applications to be made prior to May 2024 and first delivery to be in the 2024/25 financial year.

Phase 2
2024/25 -38 houses
25/26 – 58
26/27 – 50

27/28 - 19

Phase 3
2025/26 - 26 houses
26/27 – 56
27/28 – 77
28/29 – 77
29/30 – 77
30/31 - 18

Kind regards

Andrew [REDACTED]
[REDACTED]
[REDACTED]



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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From: Joanne [redacted]
To: [redacted] Neil A.; [redacted] Dominic
Cc: Gary [redacted]; Cheryl [redacted] Amy (North East)
Subject: RE: *EXTERNAL: RE: Annual Position Statement Consultation
Date: 12 July 2022 13:25:00
Attachments: [image001.png](#)
[image002.jpg](#)
[SCC response to Barratt David Wilson Homes further update.docx](#)

Hi Neil,

Please find attached a further response to your comments sent through on Friday. My responses are in blue text. Taking into account my comments could you please advise which sites you still want to dispute and could I ask that you do so by close of play Friday 15th July to allow us to seek internal sign off and submit the APS.

Regards

Joanne



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For all general housing development queries, contact us at housing.developers@sunderland.gov.uk

From: [redacted] Neil A. [redacted]
Sent: 08 July 2022 14:07
To: Joanne [redacted], Dominic [redacted]
Cc: Gary [redacted] Cheryl [redacted] Amy (North East)
Subject: RE: *EXTERNAL: RE: Annual Position Statement Consultation

Hi Joanne

Dom is on holiday too, so I've done a response. I have in all instances provided evidence to the statements made. I note that you did not provide responses to a number of contested sites (email attached raising them), so I've picked them up too in my note.

The statements made regarding the Seaton Lane junction concern me, I have been today and I can see no evidence of any improvement having been made, nor is any work underway with regard to the works identified on the A1018.

Sending us the "rigorous assessments" you refer too may help us reach a position too

Regards to all

Neil

From: Joanne [redacted]
Sent: 30 June 2022 21:45
To: [redacted] Dominic [redacted]
Cc: Gary [redacted] Cheryl [redacted], Amy (North East)
[redacted] Neil A. [redacted]
Subject: *EXTERNAL: RE: Annual Position Statement Consultation



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Hi Dominic,

Please find attached a response to the representations you made in relation to the APS. The response sets out the justification as to how the Local Authority consider the sites you disputed to be deliverable in the five-year period.

Could I ask that you respond indicating if you agree with the council's position and therefore a consensus can be reached on these sites being deliverable, or if you disagree with the justification set out and you still consider them to be disputed sites and your evidence for this.

As the timescales on the APS are quite tight and we have an internal sign off process to go through before submission, can I please ask that any comments you may have are submitted to myself by close of play on Wednesday 6th July 2022.

Regards

Joanne

From: [REDACTED] Dominic [REDACTED]
Sent: 17 June 2022 16:14
To: Planning Policy <PlanningPolicy@sunderland.gov.uk>
Cc: [REDACTED] Amy (North East) [REDACTED] Neil A. [REDACTED]
Subject: Annual Position Statement Consultation

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Good afternoon,

Please find attached response to the Annual Position Statement consultation on behalf of Barratt David Wilson Homes.

It would be appreciated if you could confirm receipt of the attached.

Regards

Dominic [REDACTED]
[REDACTED]

[REDACTED]



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SCC response to Barratt David Wilson Homes on Draft Annual Position Statement 2022

Site 477 – Land north of Burdon Lane

BDW:- This site is a consortium site between Taylor Wimpey, Story and BDW – the schedule reference to Persimmon is incorrect.

SCC:- Noted. Amendment to the schedule has been made.

Site 062 – Ryhope and Cherry Knowle Hospital

BDW:- BDW are listed as the developer on this site, however for the reasons below we know the projection to be incorrect. The schedule for this site is misleading as it implies that the total yield of 800 units has detailed consent. The site has detailed planning permission for 304 homes which are due to be delivered by 2023/24. The remaining numbers in the trajectory (156 homes) do not have detailed planning consent nor have they been marketed – therefore they should not be included in the housing land supply. Furthermore we understand that the additional units over the 304 permitted cannot be delivered until the Seaton Lane junction has been improved, which has not yet taken place.

SCC:- The developer information on the table at Appendix 2 indicates both Barratt and Homes England as the developer/land owner in recognition that part of the site is being developed out by Barratt David Wilson Homes and part is still within the ownership of Homes England.

DBW: It would be helpful if SCC in their document could actually distinguish this fact and the fact that at this moment the 2 sites do not automatically follow on, as shown in the trajectory. Are we agreed that the site only has a DPP for 304 homes effectively coming to an end in 23/24 with the 26?

Can we then agree the remaining numbers onward do not have a DPP, so require marketed, contracted, planning prepared and submitted

SCC: Agree the site has detailed consent for 304 dwellings and outline consent for a further 496 dwellings. This is set out within Paragraph 5.42 of the document, where those sites which are part Category A and part Category B are explained. The detail for each site is then set out within the individual site profile at Appendix 3. We can agree that the dwellings which are subject to the detailed consent will all be delivered by 23/24, with the 26 units being the number of units that will deliver in that year. We can also agree that the remaining numbers do not yet have detailed planning permission, however they are subject to outline consent which is in place until 2027. The site is also allocated within the adopted Core Strategy and Development Plan and is part of a wider adopted Supplementary Planning Document to guide development.

From the information we have received to date from Homes England who are promoting the site, we can agree that the site does require marketed, contracted, planning prepared and submitted.

SCC:- Paragraph 5.42 of the document sets out information on the site being a part Category A site and a part Category B site, (of which the 158 units falling within category B are phased for years 3, 4 and 5), which is in line with the SHLAA methodology for a site that has outline consent. The detail of which is explained in the site profile within Appendix 3. As part of the consultation process for the 2022 APS contact has been made with the land owner (Homes England) of the remaining site area, which is subject to the outline consent, who have set out their plans for delivering the site and the

timescales, which indicate bringing the site to market early Autumn 2022, with planning application anticipated to be submitted 2023. The detail of this is set out within the site profile.

BDW:- Let us examine that statement by breaking it down. HE “indicate” that the site will be marketed “early Autumn”. Firstly, can we agree early Autumn is Oct/Nov? The HE “marketing” process is a long and lengthy process. BDW know this, and can provide full evidence of all the processes and their timescales, as we are the successful bidders on the last 2 major sites HE have marketed in the North East. From the date of initial marketing to Contract Exchange (this being the stage a developer contracts the site and will commit money to progressing Planning) these took a total of 34 months (one taking 12 months and the other taking 22). We have no idea how complicated the Process will be, so let us agree that the likely marketing time period will be 17 months? (A middle for diddle situation)

Having being awarded both sites, we move onto the issue of submitting a planning application. Again, there is no-one better placed than ourselves with regard to that process and the timescales necessary. We still have no Planning applications submitted to the 2 LPA’s as they are still under preparation and then require HE sign off. We are now a further 4 months on from the date of Contract Exchange have already been added to the process, but let us agree that from Contract to submission of a RM, will be a 6 month period? So to date we are looking at a Planning Application being submitted 23 months after Oct/Nov 2022 is Sept/Oct 2024

We now need to look at the time it takes on average to determine a major residential planning application. Lichfields research in 2016 states “**The larger the site, the longer the planning application determination period.** Sites outside of London of between 100 and 499 units take, on average, 2.5 years” The residual of this site is circa 500 units. BDW’s own timescales are slightly better than this with 16 months being the average. So let us agree 16 months? That gives us a date of Feb/Mar 2026

Moving now to the evidence contained within your own document Appendix 7 identifies the average time from consent to 1st completion as 18 months. Can we agree that Sunderland’s evidence should be used? That gives us a first completion in Aug/Sept 2027

SCC: We can agree that having taken on board the information set out in Barratt David Wilson’s formal response that was submitted to the APS on 7th July 2022 the timescales we received from Homes England seem optimistic. The Council have already adjusted the delivery rates provided by Homes England within the Draft APS document published for consultation to ensure that delivery was set at a more realistic trajectory. Notwithstanding this, we have proposed to further revise the build forecasts for the Category B dwellings in line with DBW’s response (received from Dominic Smith on 07/07/2022) to reflect first completions November 2025, which reduces the number of Category B units for this site within the five-year land supply to 80, rather than the previous 158 (site ref:062). Further discussions are ongoing with Homes England on this site and any further updates from them will be reported through the APS process.

SCC:- With regards the Seaton Lane junction upgrading works, these have already been undertaken

BDW:- I have been today, and I believe that this is incorrect. Happy to meet you there and you can show me if you wish? and an additional highway improvement scheme, a new roundabout at Seaton/A19 is being undertaken as part of the HIF funding which commenced (spring 22) by

“commenced” you mean trees were cleared. Again I have been, there are no physical works on the site. Indeed I would simply draw your attention to a number of facts. The money was reported to be available in April 2020. We are 27 months on from that and inflationary pressures will have significantly destroyed the budgeted sum. However, if you can evidence, despite the delay and despite inflation, a programme of works that reflect your statement, then we will accept it and is anticipated for completion Spring 2023, which has been agreed by Highways England and accounted for in the site forecasts. Presumably you have a revised budget, evidence of the revised funding and a signed off timetable that contains this date, and all other dates. If so then please show it to us, and we can stop squabbling over the point

SCC: The highway improvement scheme required to accommodate traffic growth arising from dwellings on part of the first phase of the Cherry Knowle redevelopment has been completed. This comprised the upgrading and replacement of traffic lights and the introduction of MOVA to the traffic control system at the Lord Byron’s Walk / Seaton Lane junction. The works were undertaken by Durham County Council.

The junction improvement works at the A19 / Seaton Lane and Stockton Road are to be undertaken by Durham County Council. The initial landscape site strip has been completed, however, we have recently been advised that the remaining works have been delayed due to land acquisition but this has now been resolved. The civils works are now expected to be commenced in October 2022 and will take in the region of 10 months to complete. These works are funded through the Housing Infrastructure Fund with a project value of £5,571,333 which includes £900K contingency and allowances for inflation.

Site 426a – Willow Farm land to south, Ryhope

BDW:-The planning permission for this site (ref. 16/01502/OU4) contains a planning condition (number 22) which restricts the number of completions to 20 until the Seaton Lane junction is upgraded. We are not aware that such an upgrade scheme has been identified and would question the level of certainty with which the Council can predict the completion of these works. On this basis the maximum number of completions at the site should be 20 homes, a reduction of 205 homes.

SCC:- This site has reserved matters planning consent in place and is a category A site. The works in relation to the condition of the outline consent (which relates to no more than 20 dwellings occupied, rather than completed, until a scheme for Seaton Lane junction has been agreed, submitted and approved) has been superseded by an additional mitigation scheme, a new roundabout at Seaton/A19, which is being undertaken as part of the HIF funding, which is an improved solution and has a larger positive impact on highway safety and removes the need for traffic improvements at the Seaton Lane junction, which related to condition 22.

The enabling works have commenced on this new roundabout and a start on site is programmed for summer 2022, with a completion date of spring 2023. BDW:- Please refer to the above comments
SCC: As stated above the Initial landscape site strip has been completed, however, we have recently been advised that the remaining works have been delayed due to land acquisition, but this has now

been resolved. The civils works are now expected to be commenced in October 2022 and will take in the region of 11 months to complete

SCC:- As a consequence of other housing developments within neighbouring Durham's boundary upgrading works have already been implemented at the Seaton Lane junction. BDW:- As I say above, I have been today and consider this statement untrue. Happy to meet you there and you can show me

SCC: The highway improvement scheme required to accommodate traffic growth arising from dwellings on part of the first phase of the Cherry Knowle redevelopment has been completed. This comprised the upgrading and replacement of traffic lights and the introduction of MOVA to the traffic control system at the Lord Byron's Walk / Seaton Lane junction. The works were undertaken by Durham County Council.

SCC:- Highways England had no objection to the reserved matters planning application for this site and were satisfied with the highway solutions put in place (copies of correspondence is available and will be included as an appendix as part of the final APS), BDW:- irrelevant – covered by the condition on the outline

and as such the site forecasting has accounted for these works and is considered deliverable. Discussions are ongoing with the developer and the Development Management Team as to the most appropriate route to allow condition 22, (which in reality is now redundant), to be formally discharged. BDW:-We disagree that the condition is redundant and a solution implemented – but as outlined above we assume that you will be able to evidence the delivery timetable, and current funding

SCC: The developer (Persimmon Homes) has submitted an application to discharge a number of conditions in relation to the outline consent, this includes condition no.22, (22/01234/DIS, submitted 07/06/22) which relates to the occupancy of dwellings. Discussions are ongoing with the developer and the Development Management Team as to the most appropriate route to allow it to be formally discharged.

With regards the delivery timetable, the junction improvement works at the A19 / Seaton Lane and Stockton Road are to be undertaken by Durham County Council. The initial landscape site strip has been completed, however, we have recently been advised that the remaining works have been delayed due to land acquisition, but this has now been resolved. The civils works are now expected to be commenced in October 2022 and will take in the region of 11 months to complete. These works are funded through the Housing Infrastructure Fund with a project value of £5,571,333 which includes £900K contingency and allowances for inflation.

Site 85 – Former Groves Cranes

BDW:-The site is projected to have 60 completions within the 5 year period, however the site has no planning permission and has no developer attached to it. Whilst it is allocated the Council need to provide clear justification to demonstrate that it can contribute to the APS – without a live planning application or a developer we don't believe that there is sufficient justification for the site's inclusion.

SCC:- Site 85 Groves is an allocated site within saved policies of the CSDP and as such is a category B site. In order to advance the regeneration of site the council have purchased the site. Cabinet approval was gained in March 2022 to allow the site to be progressed and for phase 1 to be marketed for development. First completions expected in 25/26, which is in line with the SHLAA methodology. (A copy of the cabinet report will be included as an appendix as part of the final APS report). BDW:- Again I will simply walk you through the process and I will assume that SCC act quicker than HE.

Marketed – Oct 2022?

Contracts Exchanged – Oct 2023?

Planning App submitted – April 2024

Planning app and S106 approved – April 2025

First Completion – Oct 2027

This all assumes that SCC repeat the HE marketing process, where a full suite of technical documents are available, all planning reports etc undertaken (An OPP in effect) etc. If not then all of these will take a further year.

SCC: The Council's approved capital programme includes an allocation of £23.003m for Northern Spire Park which assumes £8.759m would be funded using Council resources, £4.244m from capital receipts (land value) and £10.0m from third party grant.

In August 2021, the North East Local Enterprise Partnership (NELEP) launched its Energy Accelerator Programme inviting bids for funding to support low carbon energy solutions. The Council applied for funding to support the "Northern Spire Park Carbon Neutral Energy Network" (NSPCNEN) and received confirmation in September 2021 that it had secured a grant of £30,000 matched with a contribution from the Council of £30,000 to facilitate early engagement with specialist consultants and prepare a low carbon energy strategy to support the NSPCNEN.

In September 2021, the Council commissioned Savills to refresh soft market testing exercise with house builders, registered providers and build to rent developers to review the previous development appetite given the current buoyancy of the housing market and increased developer interest in Sunderland because of the extensive city-wide regeneration activity.

In October 2021 the Council submitted an application to the Department for Business, Energy and Industrial Strategy (BEIS) for Heat Networks Delivery (HNDU) funding to support a detailed techno-economic feasibility study in relation to a low carbon heat network, that would supplement the initial funding secured from NELEP for the high-level energy strategy. In January 2022 the Council received confirmation that it had been allocated £53,600 of HNDU funding

Having considered the development appraisal and soft market testing advice received from Savills, the outputs of the masterplan capacity study produced by IDP (the Council commissioned ID Partnership to complete a feasibility stage design study to determine the likely development capacity and phasing solution for the proposed development) and the funding secured through the Council's capital programme and NELEP grant, it has been determined that the most appropriate development strategy is to replicate the successful approach utilised by Siglion Developments LLP at Potters Hill in South Sunderland (Chapelgarth Site ref: 081).

The proposed development strategy entails the Council acting as master developer for the Site. The Council would undertake initial feasibility studies including intrusive ground investigation/remediation strategy, ecology, drainage and utility surveys, to inform the preparation

of a remediation and infrastructure strategy, development masterplan, design code and planning application.

It is currently anticipated that the development will be delivered in up to eight phases with the first phase being located on Parcel 1 - land to the south west of Paul Watson Way - which based on initial desktop research is considered to be less constrained and requires less remediation than Parcels 2 and 3 which had heavier industrial use.

Securing outline planning consent with an approved design code will ensure a high quality and sustainable community is delivered in accordance with the Council's aspirations for the site which include the utilisation of modern methods of construction (MMC) and offsite advanced manufacturing techniques.

On the basis of the above information, on a Council owned site that the council intend on gaining outline planning consent on themselves and acting as master developer, the planning application would be submitted earlier than April 2024, agree it will most likely take up to 12 months to determine and agree S106. However, Council records indicate the average time taken from gaining planning consent (which will include the signing of the S106 agreement) to first completions is 17.9 months and as the site is to include modern methods of construction, the time from gaining planning consent to first completion is expected to be quicker than the average. It is considered that the site is deliverable within the five-year period, with first completions in 25/26.

General

BDW:- There are a number of sites included within the trajectory which have completions beginning in 2022/23 or 2023/24 yet have no planning consent. These include (but are not limited to) sites 104, 194, 66, 465, 567 and 768. The Council's Appendix 7 identifies that the average time from receipt of planning consent to delivery of completions is 18-24 months. On this basis sites with no planning consent are extremely unlikely to deliver before 2024/25 unless there is clear and demonstrable evidence to suggest otherwise. Based on the APS as drafted we don't consider this evidence has been provided and would suggest that their delivery timescales are overly optimistic.

SCC:- All the sites referenced in the comments are categorised as 'B' sites in line with the PPG. and other than site 194 (which has a planning application pending, but is awaiting updated survey work), all have planning applications which have recently been approved at planning committee and are awaiting the signing of the S106 agreements, which are anticipated to be imminent. The site profiles within the APS set this out in detail for each site along with the justification for the sites inclusion in the APS and forecasts to demonstrate their deliverability. It is considered that having planning committee approval for planning applications on category B sites, (demonstrating all matters have been resolved) and just awaiting the signing of S106 agreements is clear evidence that a site is deliverable. Those sites which do indicate a small number of completions in 23/24 have been subject to discussions with developers and in certain instances are sites that are subject to grant funding and have timescales attached to their delivery, or are being delivered by developers who have historically demonstrated quick delivery of sites. The APS does not include any sites without planning consent that are included within 22/23.

BDW:-You kindly inform us that "All the sites referenced.... Other than 194 (were) recently approved at planning committee and are awaiting the signing of the S106 agreements, which are anticipated to be imminent". Within BDW we track the time taken from Committee resolution to

S106 completion. It averages 7 months for sites of less than 100 homes. Presumably, SCC have similar evidence and “imminent” means let’s say Christmas (Jan1). Then there is the evidence of your own Appendix 7 and that tells us completions will occur June 2024

SCC: Further work has been undertaken with regards S106 agreements in relation to the timescales from when an application is approved at committee (subject to the signing of the S106 agreement) to when the S106 is signed and the permission granted. Consideration has been given to all residential applications of this nature over the past 4 years and the data indicates this time period to be an average of 2 months. The average for sites of less than 100 homes is 6 weeks.

BDW:- In addition to the above there are a number of sites included which earlier APS’ have projected would be delivering by now, yet they still have not commence on-site. Have the Council reviewed these sites which earlier APS have identified as delivering in 2021/22 and queried why this has not happened? This review needs to be undertaken to ensure that the same sites are not constantly pushed back by 1 year through each APS.

SCC:- Each site included within the APS is thoroughly reviewed before its inclusion. If a site hasn’t delivered as expected then justification is sought using a number of information sources, discussions with the developer/site visits/other internal sections and depending on the evidence a site may still be included, pushed back or removed altogether. It is considered that the information set out within the site profiles at Appendix 3 are considered reasonable and demonstrates a sites inclusion. If a developer has not responded during the consultation opportunities, this is followed up by staff to try and engage and source the most up to date information. **A site is not automatically included and pushed back within the APS due to its inclusion in the previous APS, a rigorous assessment is undertaken to ensure site is still considered deliverable.**

BDW:- Thank you for confirming this. If you provide us with these “rigorous assessments”, we will be able to make progress to resolving this

SCC: The rigorous assessment is in line with the NPPF and involves amongst other things, discussions with the relevant developers/land owners, internal discussions with a number of council sections, including council tax, building control and estates. Site visits are undertaken where necessary. The history of a site and a developer are considered. Market activity in Sunderland is considered, along with any other information gathering exercises and data interrogation exercises to assist in the APS process. This assessment process is set out within the APS report at section 5.5 onwards.

BDW:-There are other sites that I queried that you have not commented upon. I attach my email but I will repeat my comments:

1. Site 477d- where is it? There is no application for 60 homes showing on Landinsight

SCC:-Site 477d relates to planning application 21/01544/FU4 which was approved 23/02/2022 and is being delivered by Bellway Homes. The map within the APS document shows the location of this site and the site profile sets out the detail.

2. Site 440 says DPP yet the SCC website says it was refused 20/01360/FUL

SCC:-The site was given planning consent at appeal in January 2022, the site profile within the APS document sets out the detail.

3. Site 757. The Decision Notice says 32 not 40

SCC:-The 32 units relates to a previous prior consent for the site (20/00755/PCJ), which was granted consent in 2020. A further prior notification for 40 units was submitted in 2021 on the same site and approved March 2021, of which the numbers are reflected in this APS. This site is under construction.

4. Site 388 – this was originally approved in 2017. It's never been picked up.. is this really going to happen? I also add in all the issues above

SCC:-Outline consent was approved in 2017, a reserved matters planning application is now pending on the site which is anticipated to be reported to planning committee September 2022 and the agent for the land owner is in the process of updating the technical studies. Taking on board the points raised above and the Sunderland local evidence on timeframes for delivery, if the application is reported to planning committee September 2022, S106 signed by March 2023 at the latest, then first completions would be expected 18 months later 24/25, however to allow for slippages in the process the site forecasts have been moved back by one year to 25/26.

5. Site 063. Siglion are not a developer? Its showing 82 completions next year. That means its on site now? Is it? Save me the drive?

SCC: This site has full planning consent in place for 132 dwellings, with first completions forecast for 23/24. Works started on site 1st July 2022. The forecasts are in line with the approved SHLAA methodology.

6. Site 85 to complete 30 in 25/26 that's a start on site in 24... on a site that hasn't been marketed, has no pp, and repeats all the issues of point 4 above

SCC:- See response above

7. Site 731 – again save me the drive.. to get 30 completions demolition should be well underway – is it?

SCC: site with full planning permission and completions forecast for year 2 in line with the SHLAA methodology. Demolition has started with internal soft strip and asbestos removal, with demolition of the superstructure to start in August 2022. The whole demolition process is anticipated to take a year. It is the intention of the developer to bring forward development on the Cowan Terrace car site (Block D) independently of the demolition programme and this is a cleared site which can be brought forward quickly and separately to the wider site. Following further discussions it is anticipated that the full 30 units may not be delivered in year 2, as such this has been reduced down to 15 units to ensure that the projections are cautious and robust.

SCC: General comment in relation to the Nathaniel Lichfield and Partners 'Start to Finish' report November 2016, submitted by BDW.

It is considered that the local information analysed by the City Council is more relevant to Sunderland's APS process than the 2016 report submitted, as the Lichfield report is now 6 years old and is a national report based on a limited number of case studies. The information gathered by SCC for SHLAA and APS purposes is considered to be more up to date, and amongst other things, it considers more local sites of varying sizes, it takes on board the completion history of developer who operate within the city and takes into account site specific circumstances.

From: [redacted] Neil A.
To: Joanne [redacted] Dominic
Cc: Gary [redacted] Cheryl [redacted] Amy (North East)
Subject: Re: *EXTERNAL: RE: Annual Position Statement Consultation
Date: 12 July 2022 18:04:57
Attachments: [image001.png](#)
[image002.jpg](#)

I think you miss the fundamental point, so perhaps we can agree that if you are correct SCC will deliver its housing needs? If I am correct then SCC will not deliver its housing needs?

That takes me to harm. If you are correct there is no harm? If I am correct there is harm?

The answer will be of course that neither of us is correct, but to what extent will there be under delivery?

The next question is therefore, assuming I am correct, then SCC would have no Five Year Supply and would have to act. Where is the harm in undertaking that action?

Turning to the specifics, no I accept none of your arguments and stand by mine.

If however, you can show me that you have a contractor on board to undertake the A1018 works, then that point is resolved. But I would draw your attention to the elephant in the room, and that is the delay that is now admitted in its delivery. Let's call it 'optimistic' timetabling? And this is my absolute fundamental point.

That delay repeats itself at Cherry Knowle, which in the space of a week has gone from Autumn 2022 to early 2023. Another case of 'optimistic timetabling'? And I return to my point if these are too optimistic, which I believe they are, then harm occurs.

The 'rigorous examinations' you tell me where they are, but you rely upon me to be able to look and find them. A link would be nice, or even the actual assessments as a copy.

Finally, Grove Cranes - you put down loads of words, but tell me nothing. Are you saying the Council are delivering the site? If so can you put into a simple timetable the delivery like I did? Your point on MMC is completely lost on me in terms of delivering quicker. Ross, Sewers, Infrastructure is not MMC (or speeded up). Timber frame may improve delivery by 3 or 4 weeks but I am clueless to what you are actually saying.

So No is the answer

Neil

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From: Joanne [redacted]
Sent: Tuesday, July 12, 2022 1:25:53 PM
To: [redacted] Neil A. [redacted] Dominic [redacted]
Cc: Gary [redacted] Cheryl [redacted], Amy (North East)
Subject: RE: *EXTERNAL: RE: Annual Position Statement Consultation

Hi Neil,

Please find attached a further response to your comments sent through on Friday. My responses are in blue text. Taking into account my comments could you please advise which sites you still want to dispute and could I ask that you do so by close of play Friday 15th July to allow us to seek internal sign off and submit the APS.

Regards

Joanne

[redacted signature]

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From: [REDACTED] Neil A. [REDACTED]
Sent: 08 July 2022 14:07
To: Joanne [REDACTED] Dominic [REDACTED]
Cc: Gary [REDACTED] Cheryl [REDACTED], Amy (North East)
Subject: RE: *EXTERNAL: RE: Annual Position Statement Consultation

Hi Joanne

Dom is on holiday too, so I've done a response. I have in all instances provided evidence to the statements made. I note that you did not provide responses to a number of contested sites (email attached raising them), so I've picked them up too in my note.

The statements made regarding the Seaton Lane junction concern me, I have been today and I can see no evidence of any improvement having been made, nor is any work underway with regard to the works identified on the A1018.

Sending us the "rigorous assessments" you refer too may help us reach a position too

Regards to all

Neil

From: Joanne [REDACTED]
Sent: 30 June 2022 21:45
To: [REDACTED] Dominic [REDACTED]
Cc: Gary [REDACTED] Cheryl [REDACTED], Amy (North East)
[REDACTED], Neil A. [REDACTED]
Subject: *EXTERNAL: RE: Annual Position Statement Consultation



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Hi Dominic,

Please find attached a response to the representations you made in relation to the APS. The response sets out the justification as to how the Local Authority consider the sites you disputed to be deliverable in the five-year period.

Could I ask that you respond indicating if you agree with the council's position and therefore a consensus can be reached on these sites being deliverable, or if you disagree with the justification set out and you still consider them to be disputed sites and your evidence for this.

As the timescales on the APS are quite tight and we have an internal sign off process to go through before submission, can I please ask that any comments you may have are submitted to myself by close of play on Wednesday 6th July 2022.

Regards

Joanne

From: [REDACTED] Dominic [REDACTED]
Sent: 17 June 2022 16:14
To: Planning Policy <PlanningPolicy@sunderland.gov.uk>
Cc: [REDACTED] Amy (North East) [REDACTED] Neil A. [REDACTED]
Subject: Annual Position Statement Consultation

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Good afternoon,

Please find attached response to the Annual Position Statement consultation on behalf of Barratt David Wilson Homes.

It would be appreciated if you could confirm receipt of the attached.

Regards

Dominic [REDACTED]

[REDACTED]



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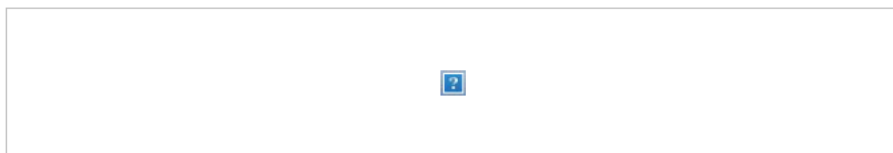


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Highways England
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Date: 27th May 2021

Dear Paul,

Reserved Matters Application Pursuant to 19/01609/VA4, Seeking Approval of The Details of Access, Appearance, Landscaping, Layout and Scale for The Erection of 450 Residential Units (AMENDED PLANS REPORTS - MARCH 2021) Land South of Ryhope, Southern Radial Route, Sunderland.

This matter is being dealt with by: Paul Muir [REDACTED]
[REDACTED]

Thank you for your letter dated 28th April 2021 regarding the above reserved matters application for this development proposal.

As stated, the principle of development has outline planning permission, granted by the Council in December 2017. That permission included condition 22 requiring the introduction of traffic signal improvements to the junction at B1284/Seaton Lane/Lord Byron's Walk in Seaham, Co. Durham.

The reserved matters application currently awaiting determination for the South Ryhope development includes a drawing of a proposed improvement scheme at the B1285 Stockton Road/B1404 Seaton Lane/Lord Byron's Walk junction. As you have correctly stated, the plan referred to relates to transport evidence submitted to support a planning application on land in Seaham, County Durham.

To clarify, the applicant for the South Ryhope development will need to seek either a discharge or variation of condition under the outline planning approval with the reference 16/01502/OU4 to satisfy the planning requirement of condition 22.

However, I can confirm that the traffic signal control system at the junction of Lord Byron's Walk / Seaton Lane has been replaced and upgraded with new poles and signal heads installed. The upgrade scheme completed by Durham County Council included the installation of a MOVA traffic signal control to add to the existing timing / phasing plans for this junction. The scheme has been subject to internal review by Durham County Council to satisfy Road Safety Audit criteria as the works were undertaken directly in its capacity as Local Highway Authority. The performance of the junction will be monitored to ensure any network operational issues can be managed in the interim period.

An additional mitigation scheme has been identified that reconfigures the A19/B1404 Seaton Lane junction and will reduce the need for traffic to use the B1285 Stockton

Road/B1404 Seaton Lane/Lord Byron's Walk junction. This scheme will create a new roundabout junction at A19 / Seaton Lane / Stockton Road and also introduce alterations to Stockton Road. Funding to deliver the roundabout junction has been secured through the Housing Infrastructure Funding for South Sunderland Growth Area co-developed by Sunderland and Durham Councils. The scheme is to start on site later this year.

For your information, there are two planning applications with Sunderland as Local Planning Authority to deliver the remaining two sections of the Ryhope Doxford Link Road. One section is part of the 'Land North of Burdon Lane' development to be delivered by the Burdon Lane consortium under a section 278 agreement. This has now been determined, subject to completion of legal agreements. The 'missing link' section to be delivered by Sunderland Council is still subject to consultation. Completion of both sections will complete the link road and assist with routing trips directly associated with the South Ryhope and Cherry Knowle developments in Sunderland.

I hope the above clarifies the status of the interim scheme at Lord Byron's junction, and the additional scheme to be delivered by Durham County Council which is outside the scope of this planning application.

I trust this is of assistance.

Yours sincerely



Paul Muir

Delivering services for a better future





Our ref: NZ 411 520
Your ref: 20/00911/LR4

City Development
Sunderland City Council
P.O Box 102
Civic Centre
Sunderland
SR2 7DN

Highways England

[Redacted]
[Redacted]
[Redacted]
[Redacted]

2 June 2021

FAO: Development Management Service

Dear Sir/Madam,

Reserved Matters Application Pursuant to 19/01609/VA4, Seeking Approval of The Details of Access, Appearance, Landscaping, Layout and Scale for The Erection of 450 Residential Units (AMENDED PLANS REPORTS - MARCH 2021) Land South of Ryhope, Southern Radial Route, Sunderland.

Further to your consultation request, dated 12 April 202, in relation to the above application, Highways England provided a response that sought clarification of the improvement scheme at the B1285 Stockton Road/B1404 Seaton Lane/Lord Byrons Walk junction. We also sought clarification on an alternative mitigation scheme that reconfigures the A19/B1404 Seaton Lane junction and removes the need for traffic to use the B1285 Stockton Road/B1404 Seaton Lane/Lord Byrons Walk junction.

Following correspondence received from Sunderland City Council, dated 27 May 2021, the above matters have now been clarified and Highways England is content that the application can move forward for determination at Planning Committee. A response form and formal recommendation is attached to this effect.

I hope the above and attached appropriately sets out Highways England's position regarding the reserved matters application. Should you require any further information please do not hesitate to contact me.

Yours faithfully,

[Redacted signature]

Paul Dixon

[Redacted]
[Redacted]
[Redacted]

From: [redacted] Adam
To: Joanne [redacted]
Cc: [redacted] Paul
Subject: RE: South Ryhope site
Date: 28 June 2022 23:11:09
Attachments: image002.jpg
0.png
1.png
2.png

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Hi Joanne,

No unfortunately if don't think we will be achieving 25 completions this year on the site. As you say pre-commencement conditions are yet to be fully discharged and although we are doing everything we can to get the final pre-commencement discharge; even if it were to land today we would be looking at a 2-3 week lead-in before ground workers can mobilise.

As such rather than an early May start were looking, best case, at a late July site start. Given topsoil strip and initial groundworks still to do their after I **would be happy if were able to achieve 10 completion in 2022.**

Adam [redacted]
[redacted]
[redacted]

email signature 5



From: Joanne [redacted]
Sent: 28 June 2022 13:56
To: [redacted] Adam [redacted]
Cc: [redacted] Paul [redacted]
Subject: South Ryhope site

Hi Adam and Paul,

Just a quick query I hope you can help with in relation to the APS and the five-year land supply for your South Ryhope site.

Your initial e-mail to us stated that works would start on site in May 2022, however I believe this hasn't happened yet, can I just check your programme for starting on site (I understand you have applications in to discharge conditions) and that the forecasts we have will still be achievable as we have 25 in year 1 and 50 a year after that. When do you anticipate starting on site and are the 25 units in 22/23 still achievable ?

Regards

Joanne

[redacted]
[redacted]
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From: [Craig](#) [REDACTED]
To: [Joanne](#) [REDACTED]
Cc: [Paul](#) [REDACTED], [Martin](#) [REDACTED]
Subject: RE: [EXTERNAL]:A1018 Scheme
Date: 14 July 2022 15:27:45

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Hi,

The landscape strip has all ready occurred, as have the ground investigations. Other preparatory works too.

Approvals for the designs are in place, including the Stage 1 Safety Audit.

Full funding is in place.

Appropriate land arrangements are organised.

A contractor has been identified, allowing a direct appointment via an appropriate Framework.

No outstanding processes are required before a start on site towards the end of 2022, with a 10 month delivery period expected.

Regards,

Craig

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How Quickly do Large-Scale Housing Sites Deliver?

November 2016

Executive Summary

There is a growing recognition that large-scale housing development can and should play a large role in meeting housing need. Garden towns and villages – planned correctly – can deliver sustainable new communities and take development pressure off less sustainable locations or forms of development.

However, what looks good on paper needs to deliver in practice. Plans putting forward large sites to meet need must have a justification for the assumptions they make about how quickly sites can start providing new homes, and be reasonable about the rate of development. That way, a local authority can decide how far it needs to complement its large-scale release with other sites – large or small – elsewhere in its district.

This research looks at the evidence on speed and rate of delivery of large-scale housing based on a large number of sites across England and Wales (outside London). We draw five conclusions:

1. If more homes are to be built, more land needs to be released and more planning permissions granted. There is no evidence to support the notion of systemic 'land banking' outside London: the commercial drivers of both house builders and land promoters incentivises rapid build out of permissions to secure returns on capital.
2. Planned housing trajectories should be realistic, accounting and responding to lapse rates, lead-in times and sensible build rates. This is likely to mean allocating more sites rather than less, with a good mix of types and sizes, and then being realistic about how fast they will deliver so that supply is maintained throughout the plan period. Because no one site is the same – and with significant variations from the average in terms of lead-in time and build rates – a sensible approach to evidence and justification is required.
3. Spatial strategies should reflect that building homes is a complex and risky business. Stronger local markets have higher annual delivery rates, and where there are variations within districts, this should be factored into spatial strategy choices. Further, although large sites can deliver more homes per year over a longer time period, they also have longer lead-in times.
4. Plans should reflect that – where viable – affordable housing supports higher rates of delivery. This principle is also likely to apply to other sectors that complement market housing for sale, such as build to rent and self-build (where there is demand for those products). This might mean some areas will want to consider spatial strategies that favour sites with greater prospects of affordable or other types of housing delivery.
5. For large-scale sites, it matters whether a site is brownfield or greenfield. The latter come forward more quickly.

In our conclusions we identify a check list of questions for consideration in exploring the justification for assumed timing and rates of delivery of large-scale sites.



The Research in Figures

70 number of large sites assessed

3.9 years the average lead in time for large sites prior to the submission of the first planning application

6.1 years the average planning approval period of schemes of 2,000+ dwellings. The average for all large sites is circa 5 years

161 the average annual build rate for a scheme of 2,000+ dwellings

321 the highest average annual build rate of the schemes assessed, but the site has only delivered for three years

40% approximate increase in the annual build rate for large sites delivering 30%+ affordable housing compared to those delivering 10%-19%

50% more homes per annum are delivered on average on large greenfield sites than large brownfield sites



Introduction

When it comes to housing, Government wants planning to think big. With its Garden Towns and Villages agenda and consultation on proposed changes to the National Planning Policy Framework (NPPF) to encourage new settlements, planning authorities and developers are being encouraged to bring forward large-scale housing development projects, many of them freestanding. And there is no doubt that such projects will be necessary if England is to boost supply and then consistently deliver the 300,000 new homes required each year¹.

Large-scale sites can be an attractive proposition for plan-makers. With just one allocation of several thousand homes, a district can – at least on paper – meet a significant proportion of its housing requirement over a sustained period. Their scale means delivery of the infrastructure and local employment opportunities needed to sustain mixed communities.

But large-scale sites are not a silver bullet. Their scale, complexity and (in some cases) up-front infrastructure costs means they are not always easy to kick start. And once up and running, there is a need to be realistic about how quickly they can deliver new homes. Past decades have seen too many large-scale developments failing to deliver as quickly as expected, and gaps in housing land supply have opened up as a result.

So, if Local Plans and five year land supply assessments are to place greater reliance on large-scale developments – including Garden Towns and Villages – to meet housing needs, the assumptions they use about when and how quickly such sites will deliver new homes will need to be properly justified.

“Local planning authorities should take a proactive approach to planning for new settlements where they can meet the sustainable development objectives of national policy, including taking account of the need to provide an adequate supply of new homes. In doing so local planning authorities should work proactively with developers coming forward with proposals for new settlements in their area.”

DCLG consultation on proposed changes to national planning policy (December 2015)

The Planning Practice Guidance (PPG) offers little guidance other than identifying that timescales and rates of development in land availability assessments should be based on information that “*may include indicative lead-in times and build-out rates for the development of different scales of sites. On the largest sites allowance should be made for several developers to be involved. The advice of developers and local agents will be important in assessing lead-in times and build-out rates by year*”². It also requires housing land availability assessments to include: “a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome.”³

This research provides insights to this topic – which has become a perennial discussion at Local Plan examinations and Section 78 appeals in recent years – by focusing on two key questions:

1. what are realistic lead-in times for large-scale housing developments?; and
2. once the scheme starts delivering, what is a realistic annual build rate?

NLP has carried out a desk-based investigation of the lead-in times and build-out rates on 70 different strategic housing sites (“large sites”) delivering 500 or more homes to understand what factors might influence delivery. For contrast 83 “small sites” delivering between 50 and 499 homes have been researched to provide further analysis of trends in lead in times and build rates at varying scales.

As well as identifying some of the common factors at play during the promotion and delivery of these sites it also highlights that every scheme has its own unique factors influencing its progress: there can be significant variations between otherwise comparable developments, and there is no one ‘typical scheme’. This emphasises the importance of good quality evidence to support the position adopted on individual projects.

¹ House of Lords Select Committee on Economic Affairs (2016) Building more homes: 1st Report of Session 2016-17 - HL Paper 20

² PPG ID: 3-023-20140306

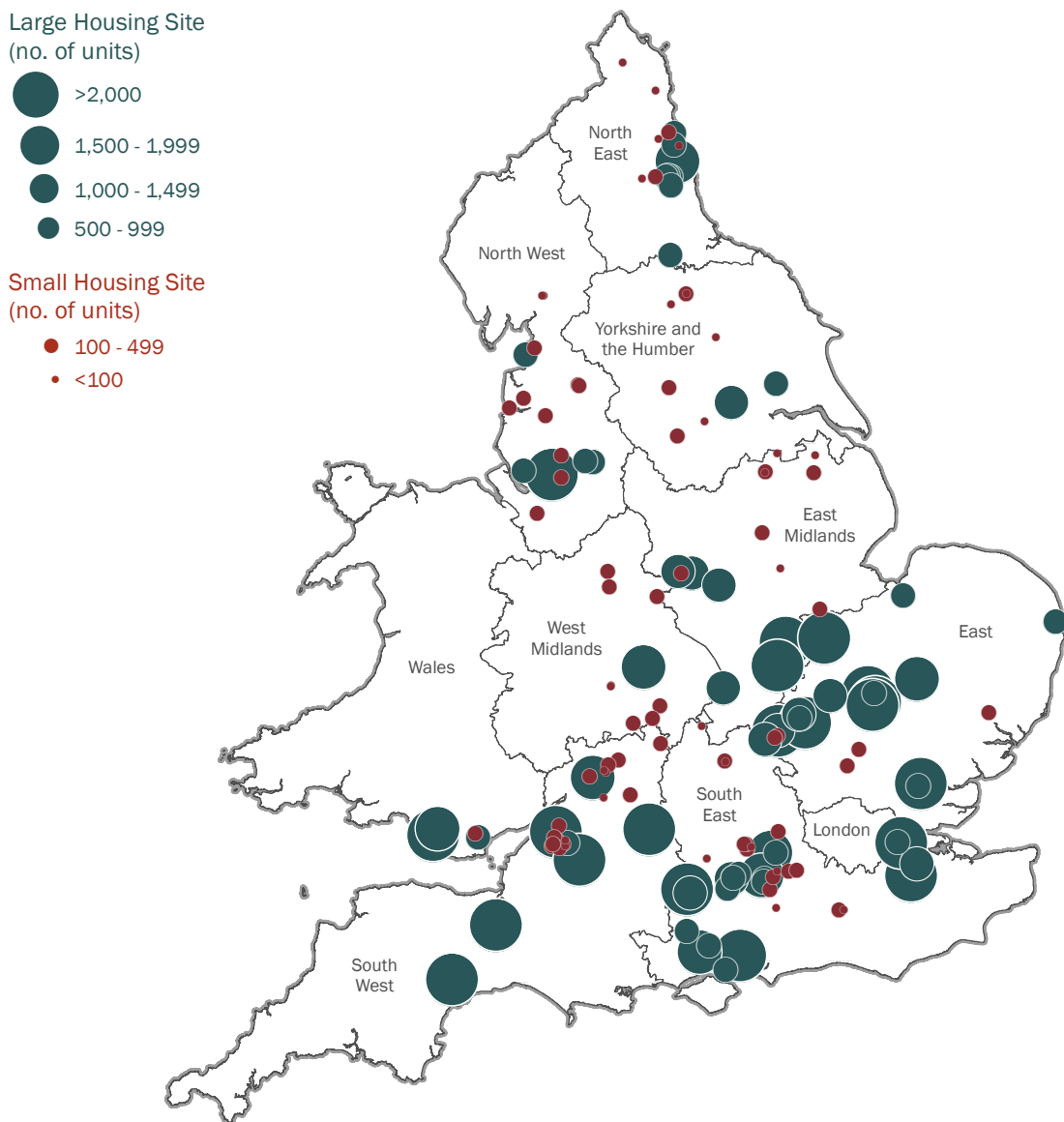
³ PPG ID: 3-028-20140306

Data Sources and Methodology

In total NLP reviewed 70 strategic sites (“large sites”) which have delivered, or will deliver, in excess of 500 dwellings. The sites range in size from 504 to 15,000 dwellings. The geographic distribution of the 70 large sites and comparator small sites is set out below in Figure 1. A full list of the large sites can be found in Appendix 1 and the small sites in Appendix 2. NLP focused on sites outside London, due to the distinctive market and delivery factors applicable in the capital.

Efforts were made to secure a range of locations and site sizes in the sample, but it may not be representative of the housing market in England and Wales as a whole and thus conclusions may not be applicable in all areas or on all sites.

Figure 1: Geographic Distribution of the 70 Large Sites and 83 Small Sites Assessed



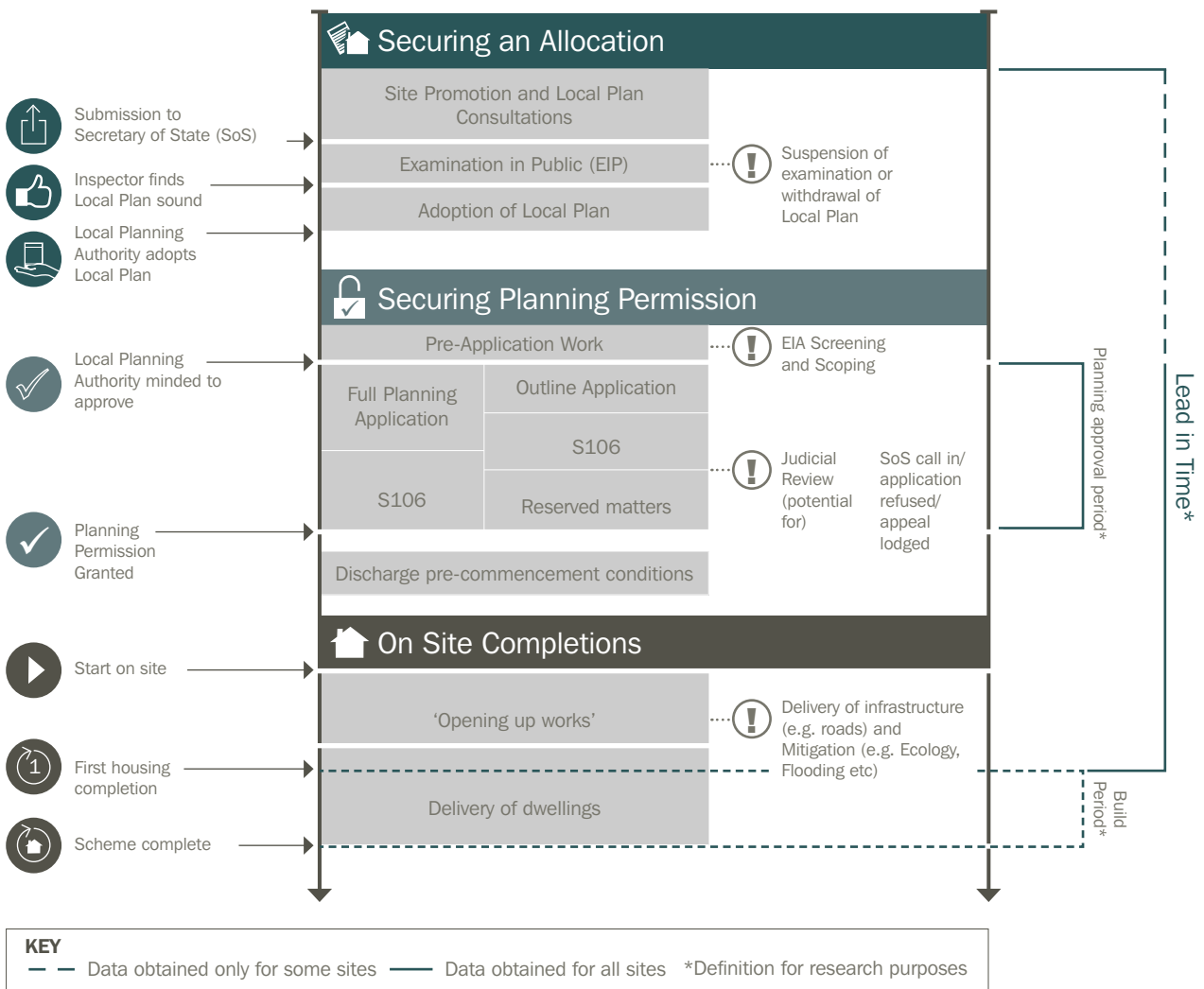
Source: NLP analysis

Methodology

The research aims to cover the full extent of the planning and delivery period. So, wherever the information was available, the data collected on each of the 70 sites covers the stages associated with the total lead-in time of the development (including the process of securing a development plan allocation), the total planning approval period, starting works on site, delivery of the first dwelling and the annualised build rates recorded for the development up until to the latest year where data is available (2014/15). To structure the research and provide a basis for standardised measurement and comparison, these various stages (some of them overlapping) have been codified.

Figure 2 sets out the stages and the milestones used to measure them. These are assumed to fall under what are defined as 'lead-in times', 'planning approval periods' and 'build periods', with 'first housing completion' denoting the end of the lead-in time and start of the build period. Not every site assessed will necessarily have gone through each component of the identified stages sequentially, or indeed at all (for example, some sites secure planning permission without first being allocated).

Figure 2: Timeline for the Delivery of a Strategic Housing Site



Source: NLP

Start to Finish

The approach to defining these stages for the purposes of this research is set out below:

- The **'lead-in time'** – this measures the period up to the first housing completion on site from either a) the date of the first formal identification of the site as a potential housing allocation (e.g. in a LPA policy document) or where not applicable, available or readily discernible – b) the validation date of the first planning application made for the scheme.
- The **'planning approval period'** is measured from the validation date of the first application for the proposed development (be that an outline, full or hybrid application). The end date is the decision date of the first detailed application which permits the development of dwellings on site (this may be a full or hybrid application or the first reserved matters approval which includes details for housing). The discharge of any pre-commencement and other conditions obviously follows this, but from a research perspective, a measurement based on a detailed 'consent' was considered reasonable and proportionate milestone for 'planning' in the context of this research.
- The date of the **'first housing completion'** on site (the month and year) is used where the data is available. However, in most instances the monitoring year of the first completion is all that is available and in these cases a mid-point of the monitoring period (1st October, falling halfway between 1st April and the following 31st March) is used.
- The **'annual build rate'** falls within the overall 'build period'. The annual build rate of each site is taken or inferred from the relevant Local Planning Authority's Annual Monitoring Reports (AMR) or other evidence based documents where available. In some instances this was confirmed – or additional data provided – by the Local Planning Authority or County Council.

Due to the varying ages of the assessed sites, the implementation of some schemes was more advanced than others and, as a function of the desk-based nature of the research and the vintage of some of the sites assessed, there have been some data limitations, which means there is not a complete data set for every assessed site. For example, lead-in time information prior to submission of planning applications is not available for all sites. And because not all of the sites assessed have commenced housing delivery, annual build rate information is not universal. The results are presented accordingly.



Getting Started: What are Realistic Lead-in Times?

How long does it take for large-scale sites to get up and running? This can be hard to estimate. Understandably, those promoting sites are positive about how quickly they can deliver, and local authorities choosing to allocate large-scale sites in their plans are similarly keen for these sites to begin making a contribution to housing supply. This leads some local housing trajectories to assume that sites can be allocated in Local Plans and all detailed planning approvals secured in double-quick time. However, the reality can prove different.

Our main focus here is on the average 'planning approval period' and the subsequent period from receiving a detailed planning approval to delivery of the first house on site. However, another important metric is how long it takes from the site being first identified by the local authority for housing delivery to getting started on site. Unfortunately, getting accurate data for this on some of the historic sites is difficult, so this analysis is focused on a just 18 of the sample sites where information was available.

Lead-in Times

The lead-in time prior to the submission of a planning application is an important factor, because many planning issues are flushed out in advance of planning applications being submitted, not least in terms of local plan allocations establishing the principle of an allocation. In a plan-led system, many large-scale sites will rely on the certainty provided by Local plans, and in this regard, the slow pace of plan-making in the period since the NPPF⁴ is a cause for concern.

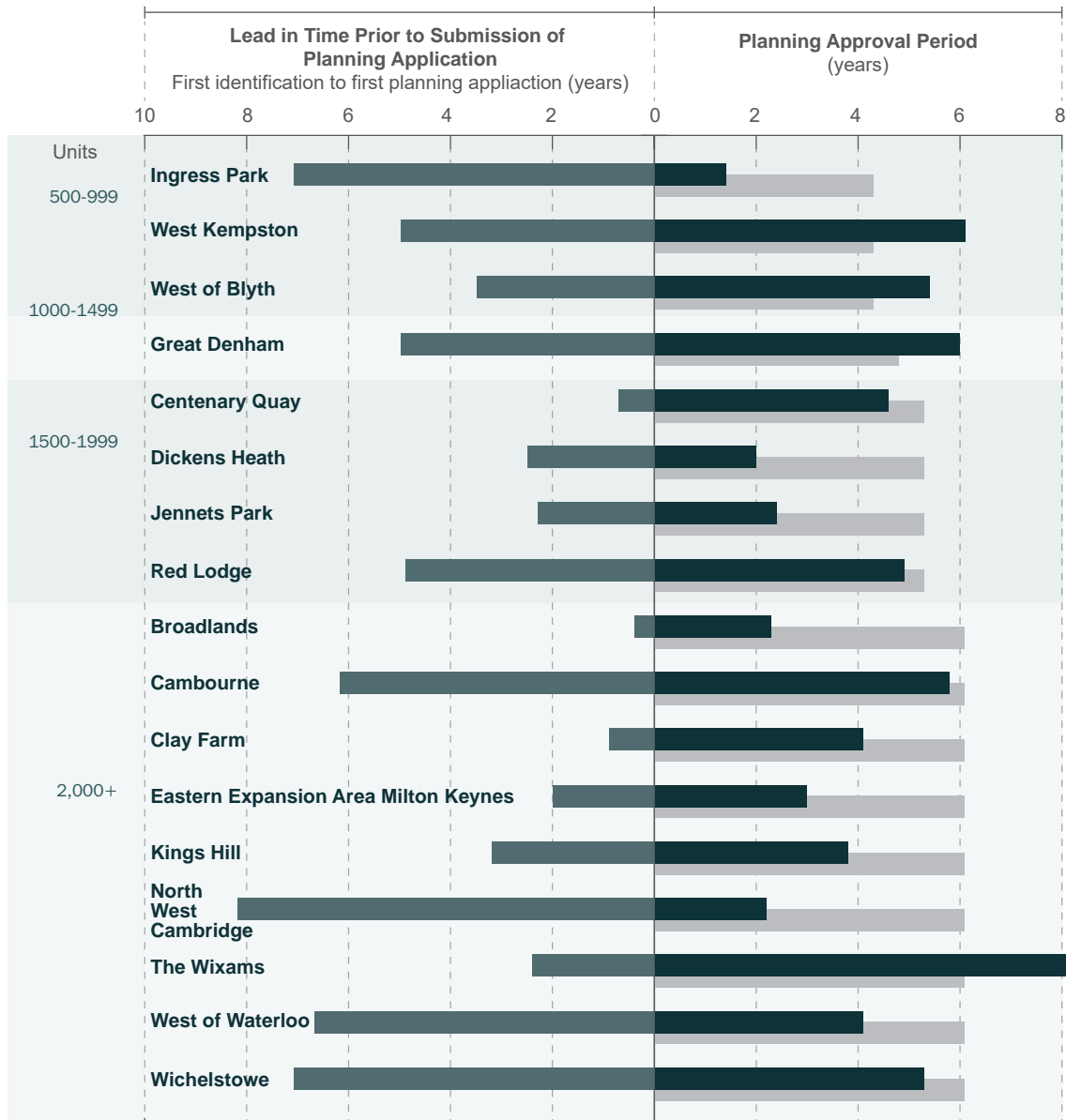
If the lead-in time prior to submission of an application is able to focus on addressing key planning issues, it can theoretically help ensure that an application – once submitted – is determined more quickly. Our sample of sites that has lead-in time information available is too small to make conclusions on this theory. However, there is significant variation within these sites highlighting the complexity of delivering homes on sites of different sizes. Of this sample of sites: on average it was 3.9 years from first identification of the site for housing to the submission of the initial planning application.

Moreover, a substantial lead-in time does not guarantee a prompt permission: 4 of the 18 sites that took longer to gain planning permission than the average for sites of comparable size and also had lead-in times prior to submission of a planning application of several years⁵.

⁴ As at September 2016, just 34% of Local Authorities outside London have an up-to-date post-NPPF strategic-level Local Plan. Source: PINS / NLP analysis.

⁵ The sites in question were The Wixams, West Kempton, West of Blyth, and Great Denham.

Figure 3: Average lead-in time of sites prior to submission of the first planning application



KEY
 ■ Lead in time prior to submission of planning application
 ■ Planning approval period
 ■ Average planning application period for site of that size

Source: NLP analysis

The Planning Approval Period: Size Matters

The term ‘planning approval period’ in this report measures the period from the validation date of the first planning application for the scheme to the decision date of the first application which permits development of dwellings on site (this could be a full, hybrid or reserved matters application). Clearly, in many cases, this approval will also need to be followed by discharge of pre-commencement conditions (a focus of the Government’s Neighbourhood Planning Bill) but these were not reviewed in this research as a detailed approval was considered an appropriate milestone in this context.

The analysis considers the length of planning approval period for different sizes of site, including comparing large-scale sites with small sites. Figure 4 shows that the greater the number of homes on a site, the longer the planning approval period becomes. There is a big step-up in time for sites of in-excess of 500 units.

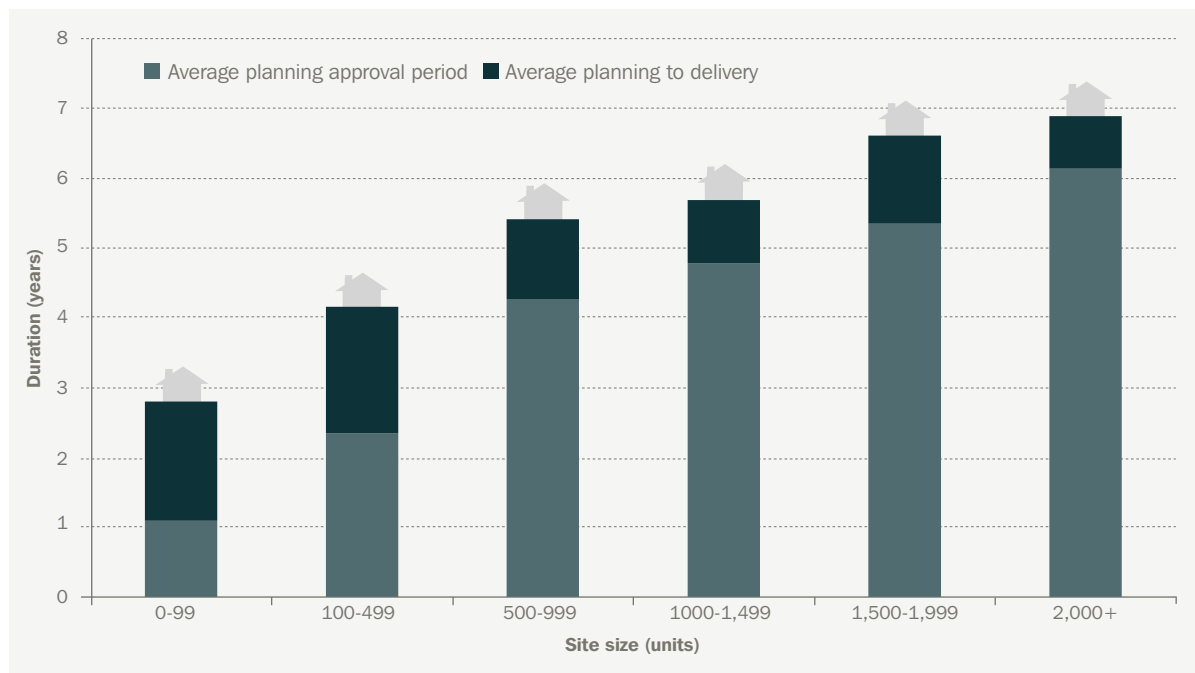
Time Taken for First Housing Completion after Planning Approval

Figure 4 also shows the time between the approval of the first application to permit development of dwellings on site and the delivery of the first dwelling (during which time any pre-commencement conditions would also be discharged), in this analysis this is the latter part of the lead in time period. This reveals that the timescale to open up a site following the detailed approval is relatively similar for large sites.

Interestingly, our analysis points to smaller sites taking longer to deliver the first home after planning approval. This period of development takes just over 18 months for small sites of under 500 units, but is significantly quicker on the assessed large-scale sites; in particular, on the largest 2,000+ dwelling sites the period from receiving planning approval to first housing completion was 0.8 years.

In combination, the planning approval period and subsequent time to first housing delivery reveals the total period increases with larger sites, with the total period being in the order of 5.3 – 6.9 years. Large sites are typically not quick to deliver; in the absence of a live planning application, they are, on average, unlikely to be contributing to five year housing land supply calculations.

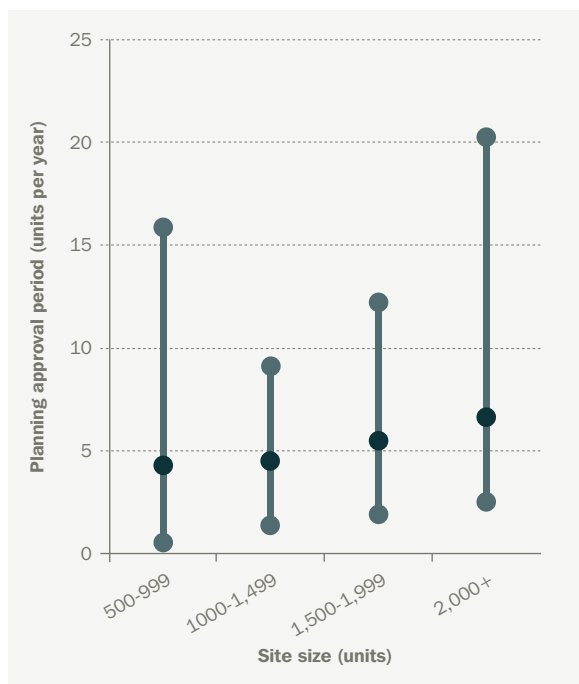
Figure 4: Average planning approval period and delivery of first dwelling analysis by site size



Source: NLP analysis

Of course, these are average figures, and there are significant variations from the mean. Figure 5 below shows the minimum and maximum planning approval periods for sites in each of the large size categories. This shows even some of the largest sites coming forward in under two years, but also some examples taking upwards of 15-20 years. Clearly, circumstances will vary markedly from site to site.

Figure 5: Site size and duration of planning



Source: NLP analysis

Case Studies

If some sites are coming forward more quickly than the average for sites of that size, what is it that is driving their rapid progress? We explored this with some case studies. These suggest that when schemes are granted planning permission significantly faster than the above averages, it is typically due to specific factors in the lead-in time prior to the submission of a planning application.

Gateshead – St James Village (518 dwellings): Planning approval period 0.3 years⁶

This site was allocated as a brownfield site in the Gateshead UDP (2000) prior to the submission of a planning application for the regeneration scheme. A Regeneration Strategy for East Gateshead covered this site and as at 1999 had already delivered high profile flagship schemes on the water front. Llewelyn Davis were commissioned by the Council and English Partnerships to prepare a masterplan and implementation strategy for the site which was published in June 1999. Persimmon Homes then acquired the site and it was agreed in autumn 1999 that they should continue the preparation of the masterplan. East Gateshead Partnership considered the masterplan on the 08th March 2000 and recommended approval. Subsequently, the outline application (587/00) with full details for phase 1 was validated on the 6th September 2000 and a decision issued on the 9th January 2001.

It is clear that although it only took 0.3 years for the planning application to be submitted and granted for a scheme of more than 500 units, the lead in time to the submission of the application was significant, including an UDP allocation and a published masterplan 18 months ahead of permission being granted. By the time the planning application was submitted most of the site specific issues had been resolved.

⁶ St James Village is excluded from the lead-in time analysis because it is unclear on what date the site was first identified within the regeneration area

Dartford – Ingress Park (950 dwellings): Planning approval period 1.4 years

This site was initially identified in a draft Local Plan in 1991 and finally allocated when this was adopted in April 1995. The Ingress Park and Empire Mill Planning Brief was completed in three years later (November 1998).

The submission of the first planning application for this scheme predated the completion of the Planning Brief by a few months, but the Council had already established that they supported the site. By the time the first application for this scheme was submitted, the site had been identified for development for circa seven years.

The outline application (98/00664/OUT) was validated on the 10th August 1998 and permission granted on the 21st Nov 2000, a determination period of 1 year and 3 months). A full application for the First Phase for 52 dwellings (99/00756/FUL) was validated and approved in just two months, prior to approval of the outline. Clearly, large-scale outline permissions have to wrap up a wide range of other issues, but having first phase full applications running in parallel can enable swifter delivery, in situations where a 'bite sized' first phase can be implemented without triggering complex issues associated with the wider site.

Cambridge and South Cambridgeshire – North West Cambridge (3,000 dwellings and 2,000 student bed spaces): Planning approval period 2.2 years

Cambridge University identified this area as its only option to address its long-term development needs, and the Cambridgeshire and Peterborough Structure Plan 2003 identified the location for release from the Green Belt. The site was allocated in the 2006 Cambridge Local Plan, and the North West Cambridge Area Action Plan was adopted in October 2009. The Area Action Plan established an overall vision and set out policies and proposals to guide the development as a whole.

As such, by the time the first application for this scheme was submitted, there had already been circa eight years of 'pre-application' planning initially concerning the site's release from the Green Belt, but then producing the Area Action Plan which set out very specific requirements.. This 'front-loaded' consideration of issues that might otherwise have been left to a planning application.

The outline application (11/1114/OUT – Cambridge City Council reference) for delivery of up to 3,000 dwellings, up to 2,000 student bed spaces and 100,000 sqm of employment floorspace was validated on the 21st September 2011 and approved on the 22nd of February 2013. The first reserved matters application for housing (13/1400/REM) was validated on the 20th September 2013 and approved on the 19th December 2013. Some ten years from the concept being established in the Structure Plan.

Summary on Lead-in Times

1. On average, larger sites take longer to complete the planning application and lead-in processes than do smaller sites. This is because they inevitably give rise to complex planning issues related to both the principle of development and the detail of implementation.
2. Consideration of whether and how to implement development schemes is necessary for any scheme, and the evidence suggests that where planning applications are determined more quickly than average, this is because such matters were substantially addressed prior to the application being submitted, through plan-making, development briefs and/or master planning. There is rarely a way to short-circuit planning.
3. Commencement on large sites can be accelerated if it is possible to 'carve-out' a coherent first phase and fast track its implementation through a focused first phase planning application, in parallel with consideration of the wider scheme through a Local Plan or wider outline application.
4. After receiving permission, on average smaller sites take longer to deliver their first dwelling than do the largest sites (1.7-1.8 years compared to 0.8 years for sites on 2,000+ units).

Lapse Rates: What Happens to Permissions?

Not every planning permission granted will translate into the development of homes. This could mean an entire site does not come forward, or delivery on a site can be slower than originally envisaged. It is thus not realistic to assume 100% of planning permission granted in any given location will deliver homes. Planning permissions can lapse for a number of reasons:

1. The landowner cannot get the price for the site that they want;
2. A developer cannot secure finance or meet the terms of an option;
3. The development approved is not considered to be financially worthwhile;
4. Pre-commencement conditions take longer than anticipated to discharge;
5. There are supply chain constraints hindering a start; or
6. An alternative permission is sought for the scheme after approval, perhaps when a housebuilder seeks to implement a scheme where the first permission was secured by a land promoter.

These factors reflect that land promotion and housebuilding is not without its risks.

At the national level, the Department for Communities and Local Government has identified a 30-40% gap between planning permissions granted for housing and housing starts on site⁷. DCLG analysis suggested that 10-20% of permissions do not materialise into a start on site at all and in addition, an estimated 15-20% of permissions are re-engineered through a fresh application, which would have the effect of pushing back delivery and/or changing the number of dwellings delivered.

This issue often gives rise to claims of 'land banking' but the evidence for this is circumstantial at best, particularly outside London. The business models of house builders are generally driven by Return on Capital Employed (ROCE) which incentivises a quick return on capital after a site is acquired. This means building and selling homes as quickly as possible, at sales values consistent with the price paid for the land. Land promoters (who often partner with landowners using promotion agreements) are similarly incentivised to dispose of their site to a house builder to unlock their promotion fee. Outside London, the scale of residential land prices has not been showing any significant growth in recent years⁸ and indeed for UK greenfield and urban land, is still below levels last seen at least 2003⁹. There is thus little to incentivise hoarding land with permission.

The LGA has identified circa 400-500,000 units of 'unimplemented' permissions¹⁰, but even if this figure was accurate, this is equivalent to just two years of pipeline supply. More significantly, the data has been interpreted by LGA to significantly overstate the number of unimplemented permissions because 'unimplemented' refers to units on sites where either the entire site has not been fully developed or the planning permission has lapsed¹¹. It therefore represents a stock-flow analysis in which the outflow (homes built) has been ignored.

Insofar as 'landbanking' may exist, the issue appears principally to be a London – rather than a national – malaise, perhaps reflecting that land values in the capital – particularly in 'prime' markets – have increased by a third since the previous peak of 2007. The London Mayor's 'Barriers to Housing Delivery – Update' of July 2014 looked at sites of 20 dwellings or more and reported that only about half of the total number of dwellings granted planning permission every year are built (Table 3); a lapse rate of circa 50% across London.

Clearly, the perceived problem of landbanking is seeing policy attention from Government, but caution is needed that any changes do not result in unintended consequences or act as a disincentive to secure planning permissions.

A more practical issue is that Plans and housing land trajectories must adopt sensible assumptions, based on national benchmarks, or – where the data exists – local circumstances, to understand the scale of natural non-implementation.

⁷ DCLG Presentations to the HBF Planning Conference (September 2015)

⁸ Knight Frank Residential Development Land Index Q1 2016 <http://content.knightfrank.com/research/161/documents/en/q1-2016-3844.pdf>

⁹ Savills Development Land Index <http://www.savills.co.uk/research/uk/residential-research/land-indices/development-land-index.aspx>

¹⁰ Glenigan data as referenced by Local Government Association in its January 2016 media release (a full report is not published) http://www.local.gov.uk/web/guest/media-releases/-/journal_content/56/10180/7632945/NEWS

¹¹ This would mean that a site which has built 99% of homes will still show up as 100% of units being 'unimplemented'

Build Rates: How Fast Can Sites Deliver?

The rate at which sites deliver new homes is a frequently contested matter at Local Plan examinations and during planning inquiries considering five year housing land supply. Assumptions can vary quite markedly and expectations have changed over time: in 2007, Northstowe – the new settlement to the north west of Cambridge – was expected by the Council to deliver 750-850 dwellings per annum¹²; it is now projected to deliver at an annual rate of just 250¹³.

There is a growing recognition that the rate of annual delivery on a site is shaped by ‘absorption rates’: a judgement on how quickly the local market can absorb the new properties. However, there are a number of factors driving this for any given site:

- the strength of the local housing market;
- the number of sales outlets expected to operate on the site (ie the number of different house builders or brands/products being delivered); or
- the tenure of housing being built. Are market homes for sale being supplemented by homes for rent, including affordable housing?

The analysis in this section explores these factors with reference to the surveyed sites.

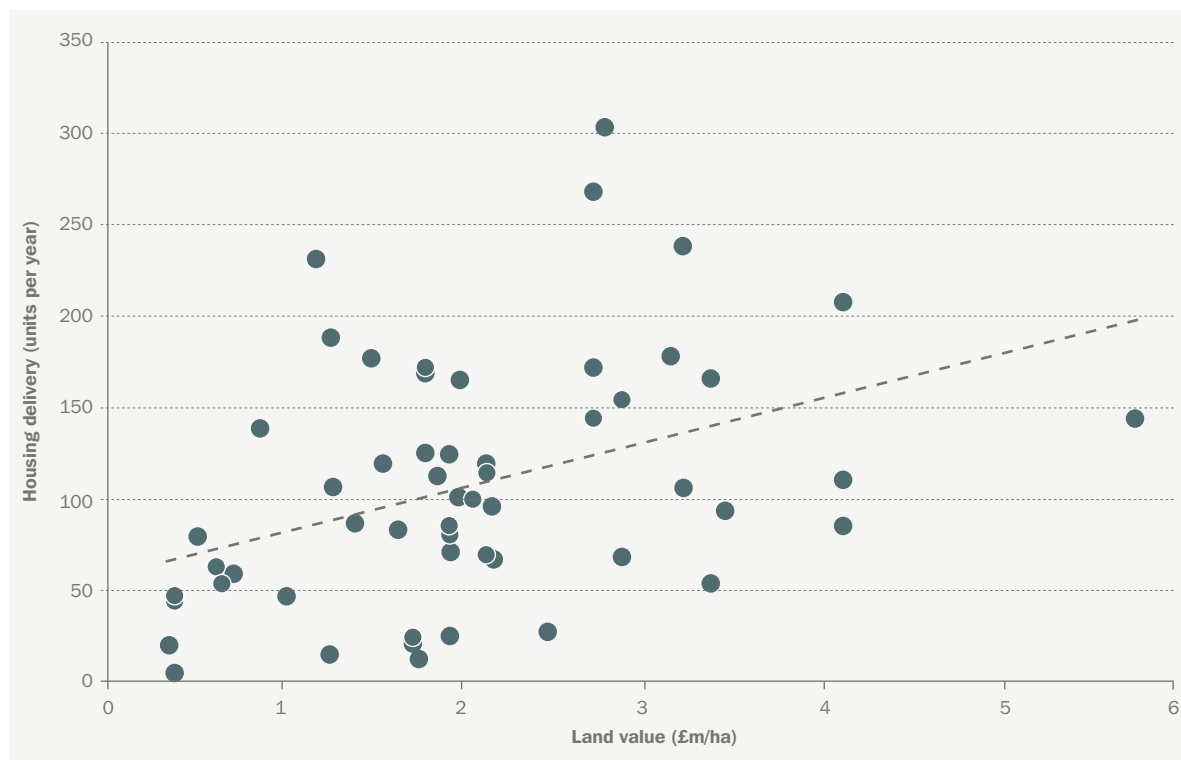
Market Strength

It might seem a truism that stronger market demand for housing will support higher sales and build rates – but how far is that the case and how to measure it?

Figure 6 below compares CLG data on post-permission residential land value estimates (£/ha) by Local Authorities in 2014¹⁴ to the average build out rate of each of the assessed strategic sites. Unfortunately the residential land value estimates are only available for England and as such the Welsh sites assessed are excluded, leaving 57 sites in total.

The analysis shows that markets matter. Relatively weaker areas may not be able to sustain the high build-out rates that can be delivered in stronger markets with greater demand for housing. There are significant variations, reflecting localised conditions, but the analysis shows a clear relationship between the strength of the market in a Local Authority area and the average annual build rates achieved on those sites. Plan makers should therefore recognise that stronger local markets can influence how quickly sites will deliver.

Figure 6: Average Annual Build-out Rates of sites compared to Land Values as at 2014



Source: NLP analysis and CLG Post-permission residential land value estimates (£/ha) by Local Authorities (February 2015)

¹² South Cambridgeshire Annual Monitoring Report 2006/07

¹³ South Cambridgeshire Annual Monitoring Report 2014/15

¹⁴ Post-permission residential land value estimates were released in December 2015, however the end date of the build rate data obtained is 2014/15; as such land value estimates at February 2015 are better aligned to the build periods assessed in this report and have been used for consistency.

Size Matters

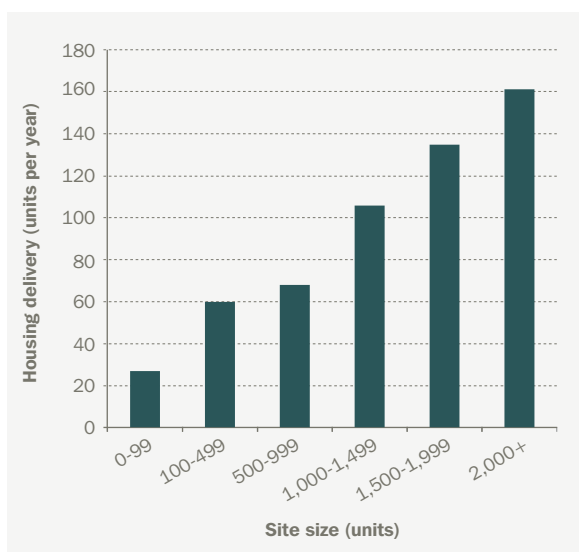
A key metric for build rates on sites is the number of sales outlets. Different housebuilders will differentiate through types or size of accommodation and their brands and pricing, appealing to different customer types. In this regard, it is widely recognised that a site may increase its absorption rate through an increased number of outlets.

Unfortunately, data limitations mean that the number of outlets is not readily available for the large sites surveyed within this research, and certainly not on any longitudinal basis which is relevant because the number of outlets on a site may vary across phases.

However, it is reasonable to assume that larger sites are likely to feature more sales outlets and thus have greater scope to increase build rates. This may relate to the site being more geographically extensive: with more access points or development ‘fronts’ from which sales outlets can be driven. A large urban extension might be designed and phased to extend out from a number of different local neighbourhoods within an existing town or city, with greater diversity and demand from multiple local markets.

Our analysis supports this concept: larger sites deliver more homes each year, but even the biggest schemes (those with capacity for 2,000 units) will, on average, deliver fewer than 200 dwellings per annum, albeit their average rate – 161 units per annum – is six times that of sites of less than 100 units (27 units per annum).

Figure 7: Average annual build rate by site size



Start to Finish

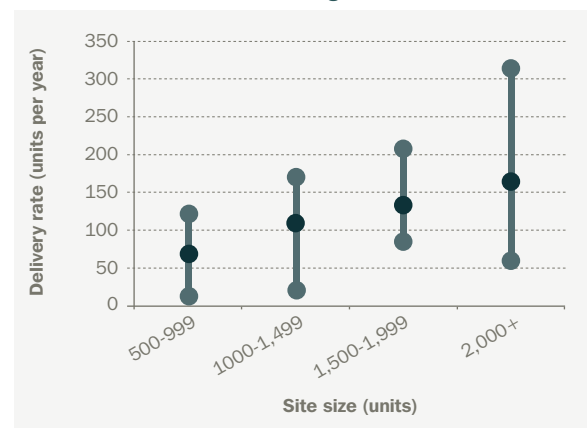
Of course, these are average figures. Some sites will see build rates exceeding this average in particular years, and there were variations from the mean across all categories (see Figure 8), suggesting that higher or lower rates than this average may well be possible, if circumstances support it.

Nevertheless, it is striking that annual average delivery on sites of up to 1,499 units barely exceeds 100 units per annum, and there were no examples in this category that reached a rate of 200 per annum. The highest rate – of 321 units per annum – is for the Cranbrook site, but this is a short term average. A rate of 268 per annum was achieved over a longer period at the Eastern Expansion Area (Broughton Gate & Brooklands) site in Milton Keynes. The specific circumstance surrounding the build rates in both these examples are explored as case studies opposite. It is quite possible that these examples might not represent the highest rate of delivery possible on large-scale sites in future, as other factors on future sites might support even faster rates.

Our analysis also identifies that, on average, a site of 2,000 or more dwellings does not deliver four times more dwellings than a site delivering between 100 and 499 homes, despite being at least four times the size. In fact it only delivers an average of 2.5 times more houses. This is likely to reflect that:

- it will not always be possible to increase the number of outlets in direct proportion to the size of site – for example due to physical obstacles (such as site access arrangements) to doing so; and
- overall market absorption rates means the number of outlets is unlikely to be a fixed multiplier in terms of number of homes delivered.

Figure 8: Average annual build-out rate by site size, including the minimum and maximum averages within each site size



Cranbrook: East Devon

The highest average annual build out rates recorded in this analysis comes from the Cranbrook site in East Devon where an average of 321 dwellings per annum were delivered between 2012/13 and 2014/15. Delivery of housing only started on this site in 2012/13, with peak delivery in 2013/14 of 419 dwellings.

Cranbrook is the first new standalone settlement in Devon for centuries and reportedly – according to East Devon Council – the result of over 40 years of planning (this claim has not been substantiated in this research). It is the circumstances surrounding its high annual delivery rate which is of most interest, however.

Phase 1 of the development was supported by a £12 million repayable grant from a revolving infrastructure fund managed by the Homes and Communities Agency. The government also intervened again in the delivery of this site by investing £20 million for schools and infrastructure to ensure continuity of the scheme, securing the delivery of phase 2. The government set out that the investment would give local partners the confidence and resources to drive forward its completion.

The Consortium partnership for Cranbrook (including Hallam Land, Persimmon Homes (and Charles Church) and Taylor Wimpey) stated the following subsequent to the receipt of the government funding¹⁵.

“Without this phase 2 Cranbrook would have been delayed at the end of phase 1, instead, we have certainty in the delivery of phase 2, we can move ahead now and commit with confidence to the next key stages of the project and delivering further community infrastructure and bringing forward much needed private and affordable homes”.

Clearly, the public sector played a significant role in supporting delivery. The precise relationship between this and the build rate is unclear, but funding helped continuity across phases one and two of the scheme. More particularly, the rate of delivery so far achieved relates just to the first three years, and there is no certainty that this high build-out rate will be maintained across the remainder of the scheme.

Eastern Expansion Area (Broughton Gate & Brooklands): Milton Keynes

The second highest average build out rates recorded in this analysis comes from the Eastern Expansion Area (Broughton Gate & Brooklands) site in Milton Keynes where an average of 268 dwellings per annum were delivered between 2008/09 and 2013/14. As is widely recognised, the planning and delivery of housing in Milton Keynes is distinct from almost all the sites considered in this research.

Serviced parcels with the roads already provided were delivered as part of the Milton Keynes model and house builders are able to proceed straight onto the site and commence delivery. This limited the upfront site works required and boosted annual build rates. Furthermore, there were multiple outlets building-out on different serviced parcels, with monitoring data from Milton Keynes Council suggesting an average of c.12 parcels were active across the build period. This helped to optimise the build rate.

¹⁵ <https://www.gov.uk/government/news/government-funding-to-unlock-delivery-of-12-000-new-homes>

Peak Years of Housing Delivery

Of course, rates of development on sites will ebb and flow. The top five peak annual build-out rates achieved across every site assessed are set out in Table 1 below. Four of the top five sites with the highest annual peak delivery rates are also the sites with the highest annual average build out rates (with the exception of Broughton & Atterbury). Peak build rates might occur in years when there is an overlap of multiple outlets on phases, or where a particular phase might include a large number of affordable or apartment completions. It is important not to overstress these individual years in gauging build rates over the whole life of a site.

Table 1: Peak annual build-out rates compared against average annual delivery rates on those sites

Scheme	Peak Annual Build-Out Rate	Annual Average Build-Out Rate
Cambourne	620	239
Hamptons	548	224
Eastern Expansion Area	473	268
Cranbrook	419	321
Broughton	409	171

Source: NLP analysis and various AMRs

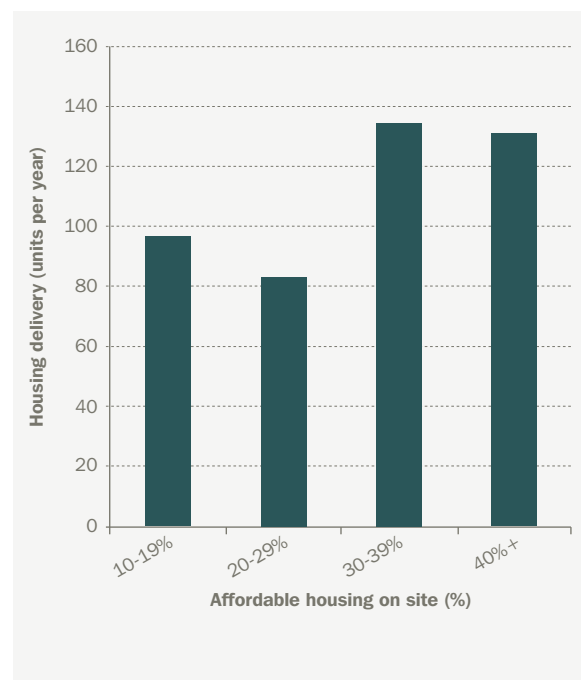
Affordable Housing Provision

Housing sites with a larger proportion of affordable homes (meeting the definition in the NPPF) deliver more quickly, where viable. The relationship appears to be slightly stronger on large-scale sites (500 units or more) than on smaller sites (less than 500 units), but there is a clear positive correlation (Figure 9). For both large and small-scale sites, developments with 40% or more affordable housing have a build rate that is around 40% higher compared to developments with 10-19% affordable housing obligation.

The relationship between housing delivery and affordable (subsidised) housing is multi-dimensional, resting on the viability, the grant or subsidy available and the confidence of a housing association or registered provider to build or purchase the property for management. While worth less per unit than a full-market property, affordable housing clearly taps into a different segment of demand (not displacing market demand), and having an immediate purchaser of multiple properties can support cash flow and risk sharing in joint ventures. However, there is potential that starter homes provided in lieu of other forms of affordable housing may not deliver the same kind of benefits to speed of delivery, albeit they may support viability overall.

This principle – of a product targeting a different segment of demand helping boost rates of development – may similarly apply to the emergent sectors such as ‘build-to-rent’ or ‘self build’ in locations where there is a clear market for those products. Conversely, the potential for starter homes to be provided in lieu of other forms of affordable housing may overlap with demand for market housing on some sites, and will not deliver the kind of cash flow / risk sharing benefits that comes from disposal of properties to a Registered Provider.

Figure 9: Affordable housing provision and housing output



Source: NLP analysis

The Timeline of the Build-out Period

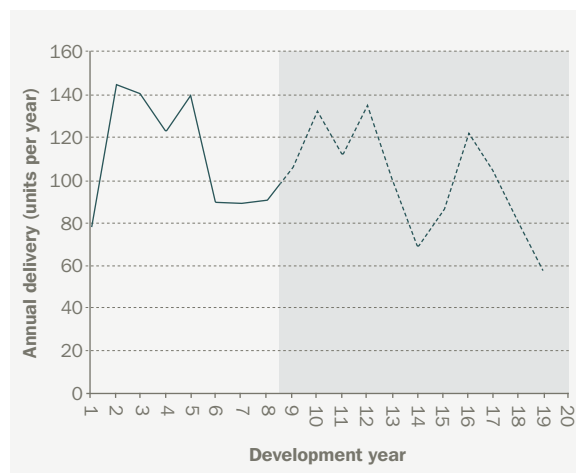
Many planners’ housing trajectories show large sites gradually increasing their output and then remaining steady, before tailing off at the end. In fact, delivery rates are not steady. Looking at the first eight years of development – where the sample size of large sites is sufficiently high – NLP’s research showed that annual completions tended to be higher early in the build-out period before dipping (Figure 10).

For sites with even longer build out periods, this pattern of peaks and troughs is potentially repeated again (subject to data confidence issues set out below). This surge in early completions could reflect the drive for

rapid returns on capital in the initial phase, and/or early delivery of affordable housing, with the average build rate year by year reducing thereafter to reflect the optimum price points for the prevailing market demand. Additionally, the longer the site is being developed, the higher the probability of coinciding with an economic downturn – obviously a key factor for sites coming forward over the past decade – which will lead to a reduction in output for a period.

Our sample of sites where the development lasted for more than eight years is too small to draw concrete findings, but it does flag a few other points. On extremely large sites that need to span more than a decade, the development will most likely happen in phases. The timing and rate of these phases will be determined by a range of factors including: the physical layout of the site, the ability to sell the homes; trigger points for payment for key social and transport infrastructure obligations; the economic cycle; and local market issues. Predicting how these factors combine over a plan period is self-evidently difficult, but plan makers should recognise the uncertainty and build in flexibility to their housing trajectories to ensure they can maintain housing supply wherever possible.

Figure 10: Average annual build-out rate per year of the build period



Source: NLP analysis

Summary

1. There is a positive correlation between the strength of the market (as measured by residential land values) and the average annual build rates achieved.
2. The annual average build-rate for the largest sites (of 2,000 or more units) is circa 161 dwellings per annum
3. The rate of delivery increases for larger schemes, reflecting the increased number of sales outlets possible on large sites. However, this is not a straight line relationship: on average, a site of 2,000 units will not, deliver four times as fast as a site of 500. This reflects the limits to number of sales outlets possible on a site, and overall market absorption rates.
4. There is significant variation from the average, which means some sites can be expected to deliver more (or less) than this average. However, the highest average build-out rate of all the assessed sites is 321 dwellings per annum in Cranbrook. But this relates to just three years of data, and the scheme benefitted from significant government funding to help secure progress and infrastructure. Such factors are not be present in all schemes, and indeed, the data suggests sites tend to build at a higher rate in initial years, before slowing down in later phases.
5. Build rates on sites fluctuate over their life. The highest build rate recorded in a single year is 620 units at Camborne, but for the duration of the development period the average annual build rate is 239 dwellings.
6. There is a positive correlation between the percentage of affordable homes built on site and the average annual delivery of homes with sites delivering 30% or more affordable housing having greater annual average build rates than sites with lower affordable housing provision. The introduction of different tenures taps into different market segments, so a build to rent product may similarly boost rates of delivery – where there is a market for it – but starter homes may have the opposite effect if they are provided in lieu of other forms of affordable homes, and displace demand for cheaper market homes.

A Brownfield Land Solution?

The NPPF encourages the effective use of previously-developed land, and recent Government announcements suggest increased prioritisation of development for brownfield sites. Efforts to streamline the planning process for brownfield sites may also speed up their delivery. But, is there a difference in how quickly brownfield sites can come forward compared to greenfield sites?

Research produced by CPRE and Glenigan in March 2016¹⁶ suggested that the time between planning permission being granted and construction work starting is generally the same for brownfield and greenfield sites, but suggested that work on brownfield sites is completed more than six months quicker. However, it was not clear if this finding was because the greenfield sites were larger than the equivalent brownfield sites surveyed in that study. We therefore looked at how lead in times and build rates compared for large-scale sites of 500+ dwellings on greenfield and brownfield sites.

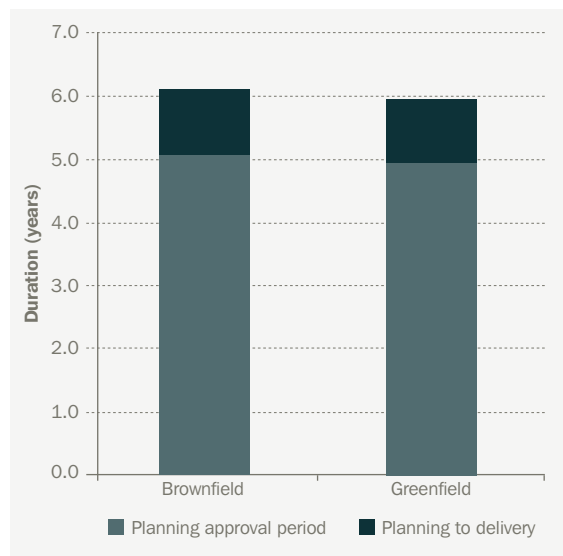
The Planning Approval Period

Whether land is brownfield or greenfield does not impact on the planning approval period. On average, for all sites, the planning approval period for the sites delivering 500 dwellings or more is almost identical at 5.1 years for brownfield and 5.0 years for greenfield – see Figure 11, although this is skewed by the very largest sites of 2,000+ units (see Table 2), with brownfield sites in the smaller-size bands being on average slightly quicker than their greenfield counterparts (albeit caution is required given the small sample size for some size bandings).

What the analysis tends to show is that it is the scale of development – rather than the type of land – which has the greatest impact on the length of planning process, and that despite government prioritisation on brownfield land in the NPPF, this is unlikely to result in significant further improvements in timescales for delivery.

The time period between gaining a planning approval and the first delivery of a dwelling is also similar overall.

Figure 11: Previous land use and duration of planning



Source: NLP analysis

Table 2: Previous land use and duration of planning approval period

	Site Size (dwellings)	Number of sites in this group	Average Planning Approval Period
Greenfield Sites	500-999	14	4.5
	1,000-1,499	9	5.3
	1,500-1,999	7	5.5
	2,000+	13	5.0
	Total/Average	43	5.0
Brownfield Sites	500-999	16	4.1
	1,000-1,499	3	3.3
	1,500-1,999	1	4.6
	2,000+	7	8.6
	Total/Average	27	5.1

Source: NLP analysis

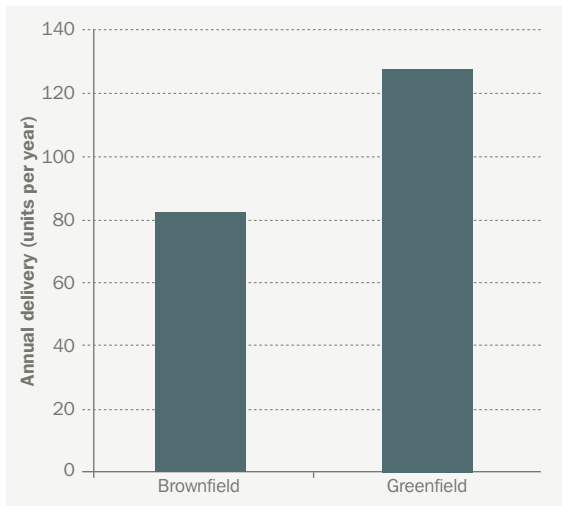
¹⁶ Brownfield comes first: why brownfield development works CPRE, March 2016

Build-out Rates

There is a more discernible difference between brownfield and greenfield sites when it comes to the annual build out rates they achieve, with the analysis in Figure 12 suggesting that brownfield sites on average deliver at lower rates than their greenfield counterparts, both overall and across the different size bandings (see Table 3) albeit recognising the small sample size for some sizes of site. On average, the annual build-out rate of a greenfield site is 128 dwellings per annum, around 50% higher than the 83 per annum average for brownfield sites.

This may reflect that brownfield sites carry extra costs (e.g. for remediation) which reduces the scale of contribution they make to infrastructure and affordable housing provision (which as shown can boost rates of delivery).

Figure 12: Previous land use and housing delivery



Source: NLP analysis

Table 3: Previous land use by size and average annual build out rate

	Site Size (dwellings)	Number of sites in this group	Average Annual Build-out Rate
Greenfield Sites	500-999	14	86
	1,000-1,499	9	122
	1,500-1,999	7	142
	2,000+	13	171
	Total/Average	43	128
Brownfield Sites	500-999	16	52
	1,000-1,499	3	73
	1,500-1,999	1	84
	2,000+	7	148
	Total/Average	27	83

Source: NLP analysis

Summary

1. Brownfield and greenfield sites come forward at broadly similar rates, although at the smaller end of the scale, there does appear to be some 'bonus' in speed of decisions for previously-developed land. For the largest sites (of 2,000+ units) the sample of brownfield sites suggests an extended time period (3.6 years longer) compared to their equivalent greenfield sites;
2. Once started, large-scale greenfield sites do deliver homes at a more rapid rate than their brownfield equivalents, on average 50% quicker.

Conclusion

There is a growing recognition that large-scale housing development can and should play a large role in meeting housing need. Garden towns and villages – planned correctly – can deliver sustainable new communities and take development pressure off less sustainable locations or forms of development.

However, if planners are serious about wanting to see more homes built each year and achieve the government’s target of one million by 2020 (or indeed, deliver the 300,000 per annum that are needed), simply allocating a site or granting a permission is not enough. The Government recognises this: the Minister for Planning has been quoted as saying that “*you cannot live in a planning permission*”.

Part of the debate has focused on perceptions of ‘land banking’ – the concept that developers are hoarding land or slowing down development. Equally, suggestions have been made that proposals for large-scale development should be ‘protected’ from competition from smaller sites or from challenge under five year land supply grounds. The evidence supporting these propositions appears limited.

In our view the real concern – outside London, at any rate – is ensuring planning decisions (including in plan-making) are driven by realistic and flexible housing trajectories in the first place, based on evidence and the specific characteristics of individual sites and local markets.

Based on the research in this document, we draw five conclusions on what is required:

1. If more homes are to be built, more land needs to be released and more planning permissions granted. Confidence in the planning system relies on this being achieved through local plans that must be sufficiently ambitious and robust to meet housing needs across their housing market areas. But where plans are not coming forward as they should, there needs to be a fall-back mechanism that can release land for development when it is required.
2. Planned housing trajectories should be realistic, accounting and responding to lapse rates, lead-in times and sensible build rates. This is likely to mean allocating more sites rather than less, with a good mix of types and sizes, and then being realistic about how fast they will deliver so that supply is maintained throughout the plan period. Because no one site is the same – and with significant variations from the average in terms of lead-in time and build rates – a sensible approach to evidence and justification is required.
3. Spatial strategies should reflect that building homes is a complex and risky business. Stronger local markets have higher annual delivery rates, and where there are variations within districts, this should be factored into spatial strategy choices. Further, although large sites can deliver more homes per year over a longer time period, they also have longer lead-in times. To secure short-term immediate boosts in supply – as is required in many areas – a good mix of smaller sites will be necessary.
4. Plans should reflect that – where viable – affordable housing supports higher rates of delivery. This principle is also likely to apply to other sectors that complement market housing for sale, such as build to rent and self-build (where there is demand for those products). Trajectories will thus need to differentiate expected rates of delivery to respond to affordable housing levels or inclusion of other market products. This might mean some areas will want to consider spatial strategies that favour sites with greater prospects of affordable or other types of housing delivery. This plays into the wider debate about support for direct housing delivery for rent by local government and housing associations and ensuring a sufficient product mix on sites.
5. Finally, in considering the pace of delivery, large-scale brownfield sites deliver at a slower rate than do equivalent greenfield sites. The very largest brownfield sites have also seen very long planning approval periods. Self-evidently, many brownfield sites also face barriers to implementation that mean they do not get promoted in the first place. In most locations outside our biggest cities, a good mix of types of site will be required.

A Checklist for Understanding Large-scale Site Delivery

In setting or assessing reasonable housing trajectories for local plans or five year housing land supply, the lead-in times and average rates of housing delivery identified in this research can represent helpful benchmarks or rules of thumb, particularly in situations where there is limited local evidence.

However, these rules of thumb are not definitive. It is clear from our analysis that some sites start and deliver more quickly than this average, whilst others have delivered much more slowly. Every site is different.

In considering the evidence justifying the estimated time and rate of delivery, the questions listed in Table 4 below represent a checklist of questions that are likely to be relevant:

Table 4: Questions to consider on the speed of housing delivery on large-scale sites

Lead-in times to getting started on site	Factors affecting the speed of build out rate
<ul style="list-style-type: none"> ✓ Is the land in existing use? ✓ Has the land been fully assembled? ✓ If in multiple ownership/control, are the interests of all parties aligned? ✓ To what extent is there any challenge to the principle of development? ✓ Is the site already allocated for development? Does it need to be in order for release? ✓ Does an SPD, masterplan or development brief help resolve key planning issues? ✓ Is the masterplan/development brief consistent with what the developer will deliver? ✓ Is there an extant planning application or permission? ✓ Are there significant objections to the proposal from local residents? ✓ Are there material objections to the proposal from statutory bodies? ✓ Are there infrastructure requirements – such as access – that need to be in place before new homes can be built? ✓ Are there infrastructure costs or other factors that may make the site unviable? ✓ Does the proposal rely on access to public resources? ✓ If planning permission is secured, is reserved matters approval required? ✓ Does the scheme have pre-commencement conditions? ✓ Is the scheme being promoted by a developer who will need time to dispose of the site to a house builder? 	<ul style="list-style-type: none"> ✓ How large is the site? ✓ Will the scale, configuration and delivery model for the site support more sales outlets? ✓ How strong is the local market? ✓ Does the site tap into local demand from one or more existing neighbourhoods? ✓ Is the density and mix of housing to be provided consistent with higher rates of delivery? ✓ What proportion of affordable housing is being delivered? ✓ Are there other forms of housing – such as build to rent – included? ✓ When will new infrastructure – such as schools – be provided to support the new community? ✓ Are there trigger points or phasing issues that may affect the build rate achievable in different phases?

Appendix 2: Small Sites Reviewed

Site Name	Local Planning Authority	Site Size
Holme Farm, Carleton Road, Pontefract	Wakefield	50
Part Sr3 Site, Off Elizabeth Close, Scotter	West Lindsey	50
Former Downend Lower School, North View, Staple Hill	South Gloucestershire	52
Fenton Grange, Wooler	Northumberland	54
Land at the Beacon, Tilford Road, Hindhead	Waverley	59
Land To Rear Of 28 - 34 Bedale Road, Aiskew	Hambleton	59
Hanwell Fields Development, Banbury	Cherwell	59
Land at Prudhoe Hospital, Prudhoe	Northumberland	60
Oxfordshire County Council Highways Depot	Cherwell	60
Clewborough House School, St Catherines Road	Cherwell	60
Land south of Pinchington Lane	West Berkshire	64
Land Off Cirencester Rd	Stroud	66
Springfield Road Caunt Road	South Kesteven	67
Land off Crown Lane	Wychavon	68
Former Wensleydale School, Dent Street, Blyth	Northumberland	68
Land at Lintham Drive, Kingswood	South Gloucestershire	68
Hawthorn Croft (Off Hawthorn Avenue Old Slaughterhouse Site), Gainsborough	West Lindsey	69
Land to the North of Walk Mill Drive	Wychavon	71
Watermead, Land At Kennel Lane, Brockworth	Tewkesbury	72
North East Area Professional Centre, Furnace Drive, Furnace Green	Crawley	76
Land at Willoughbys Bank, Clayport Bank, Alnwick	Northumberland	76
The Kylins, Loansdean, Morpeth	Northumberland	88
MR10 Site, Caistor Road, Market Rasen	West Lindsey	89
OS Field 9972 York Road Easingwold	Hambleton	93
Land At Green Road - Reading College	Reading	93
North East Sandylands	South Lakeland	94
Auction Mart	South Lakeland	94
Parcel 4, Gloucester Business Park, Brockworth	Tewkesbury	94
Former York Trailers Yafforth Road Northallerton Scheme 1/2	Hambleton	96
Poppy Meadow	Stratford-on-Avon	106
Weeton Road/Fleetwood Road	Fylde	106
Land South of Station Road	East Hertfordshire	111
Former Bewbush Leisure Centre Site, Breezehurst Drive, Bewbush	Crawley	112
Land West Of Birchwood Road, Latimer Close	Bristol, City of	119
Land Between Godsey Lane And Towngate East	South Kesteven	120
Bibby Scientific Ltd	Stafford	120
Kennet Island Phase 1B - E, F, O & Q, Manor Farm Road	Reading	125
Primrose Mill Site	Ribble Valley	126
Land Rear Of Mount Pleasant	Cheshire West and Chester	127
Land to the east of Efflinch Lane	East Staffordshire	130
North of Douglas Road, Kingswood	South Gloucestershire	131
Land at Farnham Hospital, Hale Road, Farnham	Waverley	134
Bracken Park, Land At Corringham Road, Gainsborough	West Lindsey	141
Doxey Road	Stafford	145
Former York Trailers Yafforth Road Northallerton Scheme 2/2	Hambleton	145

Site Name	Local Planning Authority	Site Size
London Road/ Adj. St Francis Close	East Hertfordshire	149
MR4 Site, Land off Gallamore Lane, Market Rasen	West Lindsey	149
Queen Mary School	Fylde	169
Sellars Farm, Sellars Road	Stroud	176
Land South of Inervet Campus Off Brickhill Street, Walton	Milton Keynes	176
Notcutts Nursery, 150 - 152 London Road	Cherwell	182
Hoval Ltd North Gate	Newark and Sherwood	196
Hewlett Packard (Land Adjacent To Romney House), Romney Avenue	Bristol, City of	242
128-134 Bridge Road And Nos 1 - 4 Oldfield Road	Windsor and Maidenhead	242
GCHQ Oakley - Phase 1	Cheltenham	262
Land off Henthorn Road	Ribble Valley	270
Land Between A419 And A417, Kingshill North, Cirencester	Cotswold	270
Hortham Hospital, Hortham Lane, Almondsbury	South Gloucestershire	270
Land At Canons Marsh, Anchor Road	Bristol, City of	272
M & G Sports Ground, Golden York and Middle Farm, Badgeworth	Tewkesbury	273
Long Marston Storage Depot Phase 1	Stratford-on-Avon	284
Land at Brookwood Farm, Bagshot Road	Woking	297
Land at, Badsey Road	Wychavon	298
Land At Fire Service College, London Road, Moreton in Marsh	Cotswold	299
Land At Dorian Road	Bristol, City of	300
Kennet Island Phase 1 - H, M, T, U1, U2 Manor Farm Road	Reading	303
Chatham Street Car Park Complex	Reading	307
Former NCB Workshops, Ellington Rd, Ashington (aka Portland Park)	Northumberland	357
Former Masons Cerement Works and Adjoining Ministry of Defence Land, Gipping Road, Great Blakenham	Mid Suffolk	365
Woolley Edge Park Site	Wakefield	375
Luneside West	Lancaster	403
Radyr Sidings	Cardiff	421
New World House, Thelwall Lane	Warrington	426
Land at former Battle Hospital, 344 Oxford Road	Reading Borough Council	434
New Central (Land at Guildford Road and Bradfield Close including Network House, Merrion House, Bradford House and Coronation House	Woking Borough Council	445
Kingsmead South	Milton Keynes Council	450
Bleach Green, Winlaton	Gateshead	456
Farington Park, East of Wheelton Lane	South Ribble	468
Bickershaw Colliery, Plank Lane, Leigh	Wigan	471
Farnborough Business Park	Rushmoor	476
Horfield Estate, Filton Avenue, Horfield	Bristol City Council	485
Stenson Fields	South Derbyshire	487
Cookridge Hospital	Leeds	495

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Contacts

For more information, please contact us:

Bristol	Andy Cockett	0117 403 1980	acockett@nlplanning.com
Cardiff	Gareth Williams	0292 043 5880	gwilliams@nlplanning.com
Edinburgh	Nicola Woodward	0131 285 0670	nwoodward@nlplanning.com
Leeds	Justin Gartland	0113 397 1397	jgartland@nlplanning.com
London	Matthew Spry	0207 837 4477	mspry@nlplanning.com
Manchester	Michael Watts	0161 837 6130	mwatts@nlplanning.com
Newcastle	Michael Hepburn	0191 261 5685	mhepburn@nlplanning.com
Thames Valley	Daniel Lampard	0118 334 1920	dlampard@nlplanning.com

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