

Annual Position Statement

Final confirmed 5 Year Housing Land Supply position
2023 – 2028

October 2023



Final confirmed 5 Year Housing Land Supply position 2023-2028

On October 3rd 2023, the Planning Inspectorate (PINS) issued their report on Sunderland's Annual Position Statement covering the period from 1 April 2023 to 31 March 2028. This summary document highlights the Council's confirmed five year housing land supply position after taking into consideration the changes set out within the Inspectors report. It confirms that the Council's five year housing land supply at 5.1 years until 31 October 2024.

Confirmed 5 Year Housing Land Supply Position (2023-2028)

Annual Housing Requirement	745 dwellings net
Five Year Housing Requirement for period 2023/24 - 2027/28	3725
Shortfall	0
10% buffer	373
Five Year Land Supply Requirement (including 10% buffer)	4098
Category A sites	2968
Category B Sites	1073
Small Sites	175
Demolitions	0
Total Supply	4216
Five year supply performance against 110% of housing requirement (%)	103%
Five year supply performance against 110% of housing requirement (years)	5.1 years

	Stage 1 (April 2023)	Stage 2 (June 2023)	Stage 3 (July 2023)	Final Confirmed Position (September 2023)
Five Year Housing Requirement for period 2023/24 - 2027/28	3725			
Net Requirement (following adjustment for shortfall/oversupply)	3052		3725	
10% buffer	305		373	
Five Year Land Supply Requirement (including 10% buffer)	3357		4098	
	Stage 1 Site Proforma Consultation Outcome (April 2023)	Stage 2 Draft APS Consultation Outcome (June 2023)	Submitted APS Outcome (July 2023)	Final confirmed Outcome (September 2023)
Category A sites	2972	2968	2968	2968
Category B Sites	1283	1217	1227	1073
Small Sites	175	175	175	175
Demolitions	0	0	0	0
Total Supply	4430	4360	4370	4216
Five year supply performance against 110% of housing requirement (%)	132%	129%	107%	103%
Five year supply performance against 110% of housing requirement (years)	6.6 years	6.4 years	5.3 years	5.1 years

Five year land supply evolution

Final Confirmed Five Year Housing Land Supply Schedule of Sites

SHLAA Ref No	Site Name	Present Planning Status	Developer	Total number 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 2022/23	Completions prior to 1st April 2023	Completions 2023/24	Completions 2024/25	Completions 2025/26	Completions 26/27	Completions 27/28	
654	Land at South of Redburn Row	Permitted - Under Construction	Adderstone Living Ltd	45	A	Detailed Consent	0	0	0	0	0	0	0	0	1	1	44	0	0	0	0	
413	Seaburn Amusements, Whitburn Road	Permitted – Under Construction	Avant Homes/Siglion	82	A	Detailed Consent	0	0	0	0	0	0	0	40	39	79	3	0	0	0	0	
062	Ryhope and Cherry Knowle Hospital	Permitted – under construction	Barratt/Homes England	800	A/B	Detailed Consent	0	0	0	0	4	84	75	53	44	260	32	12	0	20	60	
477c1/c2/c3	Land North of Burdon Lane	Permitted – under construction	Barratts/David Wilson	218	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	16	16	24	24	30
356	Burdon Road/Hall Farm Road, land at	Permitted – under construction	Bellway	109	A	Detailed Consent	0	0	0	0	0	15	26	26	30	97	12	0	0	0	0	
477d	Burdon Lane	Permitted – Not started	Bellway	60	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	20	36	4	0	0
565	Pheonix Tower Business Park, Castletown Way	Permitted – Under Construction	Avant Homes	114	A	Detailed Consent	0	0	0	0	0	0	1	16	25	42	25	25	22	0	0	
725	Camrex House	Permitted – under construction	Camrex House Ltd	50	A	Detailed Consent	0	0	0	0	0	0	0	29	18	47	3	0	0	0	0	
477a1-a6	Land north of Burdon Lane	Permitted – under construction	Taylor Wimpey	590	A	Detailed Consent (236 units) Outline consent (354 units)	0	0	0	0	0	0	0	0	0	0	0	30	30	30	30	30

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477b1/b2/b3	Land north of Burdon Lane	Permitted – under construction	Story Homes	138	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	0	20	30	30	30
758	Land at James William Street	Permitted – under construction	SCC	13	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0
107	Phases 1-6, Chester Road	Permitted – under construction	Gentoo	396	A/B	Detailed Consent	0	0	0	0	0	0	0	23	31	54	27	30	67	81	30
197	Land to the east of former Broomhill Estate	Permitted – Under Construction	Gentoo	99	A	Detailed Consent	0	0	0	0	0	0	0	20	34	54	27	18	0	0	0
367	Coaley Lane, Land south of	Permitted – under construction	Gentoo	128	A	Detailed Consent	0	0	0	0	0	12	25	37	41	115	13	0	0	0	0
504	Doxford Park Phase 6	Permitted – under construction	Gentoo	100	A	Detailed Consent	0	0	0	0	0	0	0	7	22	29	40	31	0	0	0
440	Cragdale Gardens	Permitted- under construction	gentoo	86	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	0	56	30	0	0
104	Former Carley Hill School	Permitted - Not started	Gentoo	115	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	0	73	42	0	0
243	Land north of Eastbourne Square	Permitted – under construction	Gentoo Group	24	A	Detailed Consent	0	0	0	0	0	0	0	0	23	23	1	0	0	0	0
745	Land at Keighley avenue	Permitted – under construction	Gentoo Group	41	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	41	0	0	0	0
079	Hylton Lane/Blaydon Ave, Hylton Lane	Permitted – under construction	Gentoo Group	71	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	71	0	0	0	0

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328	Hetton Downs Phase 2	Permitted – under construction	Gleeson Homes Ltd	101	A	Detailed Consent	0	0	0	0	0	0	18	28	46	92	9	0	0	0	0
407c	Land north east of Mount Lane, Springwell Village	Permitted – Under construction	Hellens /Esh	75	A	Detailed Consent	0	0	0	0	0	0	0	0	23	23	50	2	0	0	0
761	Former Adey Gardens Care Home	Permitted - Under Construction	Holyhead Homes	23	A	Detailed Consent	0	0	0	0	0	0	0	10	10	20	3	0	0	0	0
752	4 Front Street, Fence Houses	Permitted – Under construction	JJ Property Lettings	5	A	Detailed Consent	0	0	0	0	0	0	0	0	2	2	3	0	0	0	0
757	Parsons House, 20 Parsons Road	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	Permitted – under construction	Karbon Homes	72	A	Detailed Consent	0	0	0	0	0	0	0	0	10	10	62	0	0	0	0
563	Hylton Skills Campus, North Hylton Road	Permitted – Under Construction	Karbon Homes	105	A	Detailed Consent	0	0	0	0	0	0	0	9	60	69	36	0	0	0	0
728	12-13 Toward Road	Permitted – under construction	Mahady Developments Ltd	12	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0
66	Former Site Of Coutts And Findlater Ltd Hudson Road	Permitted - Not Started	MCC Homes	16	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0
762	Durham bed centre, 21-22 Blandford Street	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	Permitted - Not started	Mr John Clark	13	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0
735	1 Roker Terrace and Side House, St Georges Terrace	Permitted – under construction	Bejhan Kameli	6	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0

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756	34 Villiers Street	Permitted – under construction	NMBC Properties Ltd	7	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0
753	Former Garage, Westholme Terrace	Permitted – Not started	Nova Castria Design Limited	8	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0
128	Black Boy Road land at (Site A)	Permitted – under construction	Persimmon	141	A	Detailed Consent	0	0	0	0	0	0	0	0	31	31	25	25	30	30	0
138	Land at North Road	Permitted – under construction	Persimmon	300	A	Detailed Consent	0	0	0	0	0	29	40	38	41	148	30	20	25	25	25
330A	Philadelphia Complex	Permitted – Under Construction	Persimmon	465	A	Detailed Consent	0	0	0	0	0	4	9	0	24	37	40	50	54	60	60
342	Land at Mill Hill, Silksworth Road	Permitted – Under Construction	Persimmon	250	A	Detailed Consent	0	0	0	0	0	2	51	87	140	40	40	30	0	0	
417	Heritage Green - Rear of Bee Hive Pub, Coaley Lane	Permitted – under construction	Persimmon	291	A	Detailed Consent	0	0	6	43	73	27	40	57	33	279	12	0	0	0	0
426A	Willow Farm land to south, Ryhope (North)	Permitted – Under construction	Persimmon	450	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	30	40	50	50	50
086	Former Easington Lane Primary School Building	Permitted – under construction	Place First	116	A	Detailed Consent	0	0	0	0	0	0	38	58	18	114	2	0	0	0	0
764	The Old School Building, Columbia	Permitted - Under construction	SCC	15	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0
063	Vaux Brewery (site of), Gill Bridge Avenue	Permitted – Under Construction	Siglion	135	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	41	94	0	0

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081	Chapelgarth site	Permitted – under construction	Siglion/Millers/Story Homes/Duchy	750	A/B	Detailed Consent	0	0	0	0	5	33	48	64	99	249	72	68	97	80	55
463A	Land North of Usworth Hall	Allocated CSDP Site	Story Homes	214	B	Allocated CSDP Site	0	0	0	0	0	0	0	0	0	0	0	0	0	39	44
766	55 John Street	Permitted- Not started	Sundridge Properties Ltd	5	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0
465	Land adjacent to Herrington Country Park	Permitted - under construction	Taylor Wimpey	440	A/B	Detailed consent	0	0	0	0	0	0	0	0	0	0	10	40	40	40	40
567	Land To The North Of Stone Cellar Road Usworth	Application Pending	Taylor Wimpey	49	B	Allocated CSDP Site	0	0	0	0	0	0	0	0	0	0	0	0	20	29	0
733	The Inn Place, Knollside Close	Permitted – under construction	The Inn Place Partnership	19	A	Detailed Consent	0	0	0	0	0	0	0	0	18	18	1	0	0	0	0
751	6 Toward Rd	Permitted – Not started	Thornley Developments	5	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0
767	Clifton Hall, Douro Terrace	Permitted -Not started	Vardy Foundation	9	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0
098	Ayton Village Primary School, Dunlin Drive, Ayton	Permitted – Under Construction	Vistry Group	56	A	Detailed Consent	0	0	0	0	0	0	0	38	14	52	4	0	0	0	0

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421	Quarry House Lane, East Rainton	Permitted - Under Construction	Wynyard Homes	33	A	Detailed Consent	0	0	0	0	0	0	0	0	2	2	20	11	0	0	0
731	Civic Centre	Permitted - under constrction	Vistry Group	265	A	Detailed consent	0	0	0	0	0	0	0	0	0	0	0	15	30	30	30
163	Amberley and Harrogate street	application pending	Thirteen Group	97	B	Brownfield land	0	0	0	0	0	0	0	0	0	0	0	0	11	49	37
448	Penshaw House	Permitted - not started	Vistry Group/Gentoo	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	Permitted - under construction	MCC Homes	19	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	19	0	0	0	0
175	Land at Fulwell Quarries	Permitted (outline) - Not started	Gentoo	110	B	Outline consent	0	0	0	0	0	0	0	0	0	0	0	0	30	50	30
494	Land At Chapel Street/Edward Street, Hetton	Permitted - not started	Janice Fleming	6	A	Detailed Consent	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0
172	Former Forest Estate	Brownfield Land Register	Bellway	139	B	Brownfield Register	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40
659	Nile and Villiers	Allocated UDP site/Brownfield Register	Siglion	80	B	Allocated Saved UDP Site	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40
078A	Farringdon Row		Place First	140	B	No planning status	0	0	0	0	0	0	0	0	0	0	0	0	0	45	45
54	Former Eagle Public House	Brownfield Register	MCC homes	9	B	Brownfield Register	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0

