

GREEN BELT REVIEW

STAGE 1 – CORE STRATEGY GROWTH OPTIONS STAGE,

MARCH 2016

Introduction and Aim

This report seeks to provide an initial draft review of Sunderland's existing Green Belt. The National Planning Policy Framework (NPPF) produced in March 2012 states that once established, Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan, having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.

The ultimate aim of this report is to provide a strategic review of the city's Green Belt as outlined above in order to inform the emerging Core Strategy. To assist the Growth Options stage, Stage 1 focuses on the significance of the city's Green Belt in relation to the 5 purposes of Green Belt, as outlined in the NPPF.

Background and Purpose of Green Belt

The statutory Green Belt formed an integral part of the broad strategy of the Tyne and Wear County Structure Plan to restrain the further spread of the Tyneside/Wearside conurbation, concentrating investment within the existing built-up area. Sunderland's Green Belt was intended to prevent the merging of Sunderland with Washington, Houghton-le-Spring and Tyneside.

In reviewing the Green Belt boundary for the 1998 Unitary Development Plan (UDP), a net addition of 463 hectares of land was formally added to the Sunderland Green Belt, incorporating almost 70% of the rural area. Sunderland's Green Belt boundary has remained unchanged since 1998. Today, the city's Green Belt extends to 3,500 hectares.

The UDP provided the following 5 main purposes of our Green Belt, which was interpreted from PPG2 national guidance at the time.

“A Green Belt will be maintained which will:-

- (i) Check the unrestricted sprawl of the built up area of Sunderland;
- (ii) Assist in safeguarding the city's countryside from further encroachment;
- (iii) Assist in the regeneration of the urban area of the city;
- (iv) Preserve the setting and special character of Springwell Village;
- (iv) Prevent the merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor.”

The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. It has retained PPG2's five purposes of Green Belt word-for-word:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

It should be noted that Sunderland's interpretation within the emerging Core Strategy and stage 1 of this review (as detailed within Appendix 1) is closely aligned to the NPPF. The only difference proposed by Sunderland extends to point 4 to relate to historic towns "and settlements". It was felt that the term "towns" was not clearly defined and did not necessarily include consideration of the city's smaller historic settlements that, in our view, are deemed worthy of consideration.

Sustaining the Green Belt in the long term

Paragraph 83 of the NPPF states that Green Belt boundaries are intended to be permanent in the long term and should only be altered in exceptional circumstances. Unless there is clear evidence of an under-provision in the supply of housing or employment land, or other unique exceptional circumstances exist, it is anticipated that most of the Green Belt in the city will remain unchanged.

Green Belt Assessment

At Core Strategy Growth Options stage, the report aims to examine the whole of the Green Belt, to determine if it is fully fit for purpose, and aligned to the five purposes of Green Belt. Alongside this, the Strategic Land Review examines the whole of the Green Belt in more detail, based on the findings of this Stage 1 Green Belt Review, taking wider environmental and infrastructure considerations into account, and considering specific areas that have been submitted for potential future development.

Following on from Growth Options, Stage 2 will examine the following:

- To examine the whole of the Green Belt, to determine whether any areas should be de-allocated
- To examine sites alongside the Green Belt, to determine whether any areas should be included in the Green Belt
- To re-digitise the Green Belt, with justified minor adjustments for the following reasons to:
 - Take account of physical changes that have occurred since the last boundary review
 - Include or exclude small pieces of land contributing or not contributing, respectively, to the purposes of the Green Belt
 - Define boundaries using physical features that are readily recognisable and are likely to be permanent
 - Eliminate any very minor boundary anomalies to the detail that advances in technology allows.

Methodology

For the purposes of this report, the Green Belt has been broken into thirteen more manageable sub areas as shown on Figure 1. Each area is then divided into defined tranches of land (termed 'fields').

The methodology for the assessment of the city's Green Belt follows a phased approach.

- At Stage 1 (Growth Options) the report seeks to establish how well the fields meet the five Green Belt objectives set by the NPPF and eliminate from further consideration areas of the Green Belt that are essential to its function and purpose*.
- The following stage (Stage 2) seeks to examine the remainder of the Green Belt in more detail to establish any other constraints that impact on the wider objectives of the Green Belt.

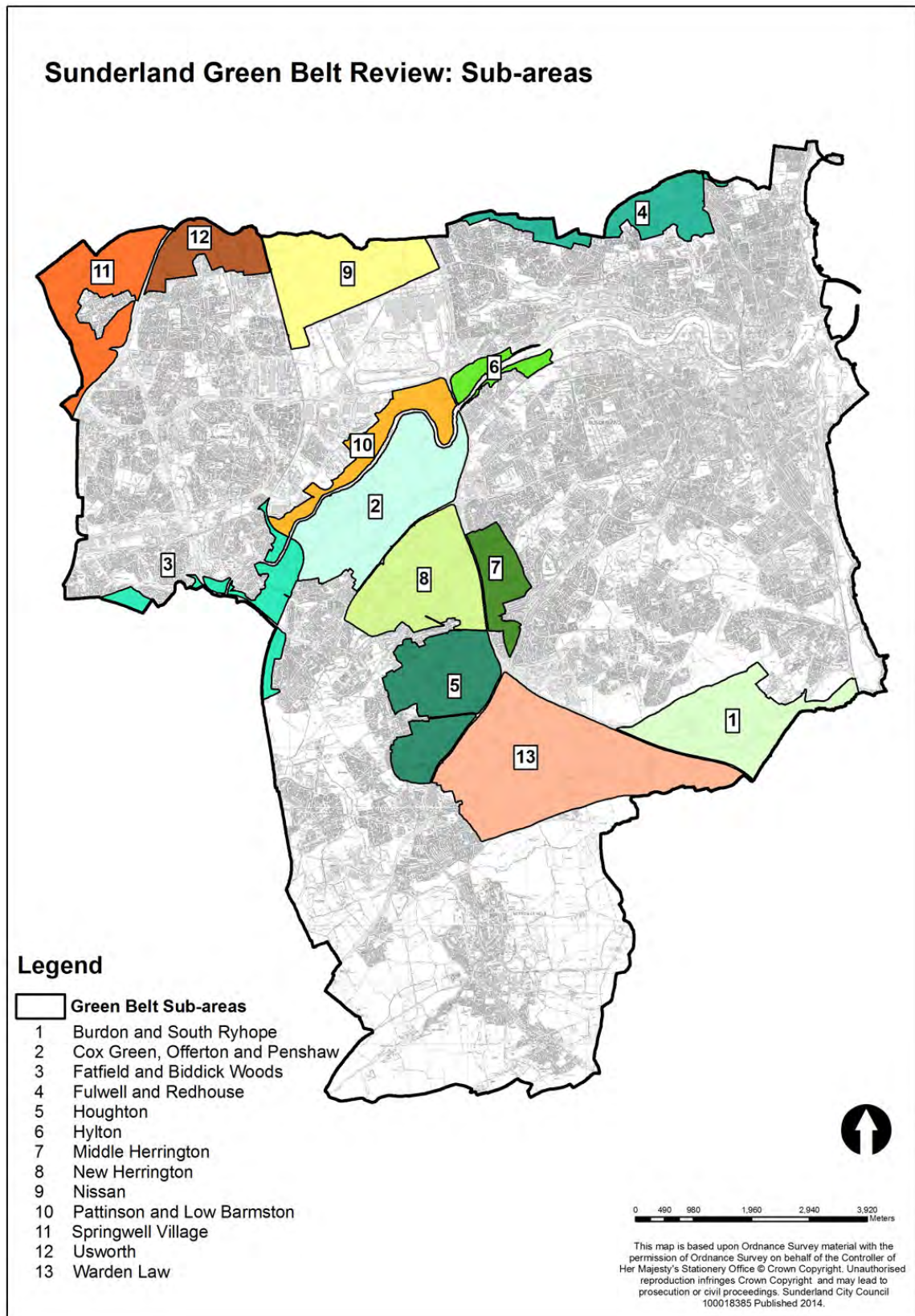
** Because of the size and shape of some fields, there may be minor exceptions within these 'eliminated' areas that could be considered further, especially where they adjoin an existing urban area.*

In reviewing the Green Belt, the high importance given to it by the NPPF is clear, that "once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan". Furthermore, the existing Green Belt boundary was scrutinised and subsequently approved by the Inspector for the UDP Inquiry, based on Green Belt purposes which still apply today. Therefore, the baseline position to this review is that the existing Green Belt boundary is correct and appropriate unless otherwise demonstrated.

The assessments were made based on the questions included as Appendix 1. A ranking system was chosen over a scoring system to produce a less artificially rigid result to reflect the complex web of factors that interweave to produce or influence certain characteristics. Whilst the fields have been assessed on a case by case basis, it must be noted that the cumulative impacts of nearby developments could radically affect the outcome of individual assessments.

The following chapters contain a 'Stage 1' assessment of each sub area and its findings.

Figure 1



Green Belt Assessment – Fulwell and Redhouse Area



Redhouse and Fulwell Green Belt (Aerial 2)



Description and location of Green Belt

This portion of Green Belt is located on the north side of Sunderland, and forms part of a wider swathe of Green Belt that extends northwards into South Tyneside. It helps to physically separate Sunderland from South Tyneside. The Green Belt helps to create a strategic Green Infrastructure corridor from the North Sea inland to the River Don floodplain and edge of the Magnesian Limestone Escarpment.

For the most part, the Green Belt connects directly to the north Sunderland residential boundary, though there are a few exceptions at: Town End Farm (greenfield land site allocated for housing); football pitches at Redhouse; parts of Fulwell Quarries greenspace; Monkwearmouth Secondary School playing fields; Mere Knolls Cemetery, and; Seaburn Camp.

The Green Belt in Sunderland forms an urban fringe landscape typified by sports pitches, allotments, amenity and natural greenspace. Immediately to the north of the city boundary, however, the Green Belt has a more rural feel and is dominated by agricultural land.

There has been very little change to the Green Belt since the last boundary modifications in the 1998 UDP, other than the redevelopment of the former abattoir site into housing on Shields Road. Some changes have taken place within the sports areas of Fulwell Quarries and Downhill Sports Complex, in terms of the types of sports pitches on offer. Parts of Downhill Sports Complex are not currently in use. There has been limited development or change to land adjacent to the Green Belt, apart from a minor new housing development beside Whitchurch Road, Witherwack.

For the most part, the Green Belt between Sunderland and South Tyneside is between 900m and 1500m wide, except between South Bents and Whitburn where the gap is less than 250m.

As a whole, this section provides an important contribution to the wider Green Belt area that prevents the city from merging with South Tyneside, as well as safeguarding against countryside encroachment and checking urban sprawl. In landscape terms, Sunderland's narrow portion of Green Belt incorporates a low limestone ridge that further helps to separate the two districts.

In more specific terms, however, the greenfield sites dotted along the city's northern boundary throw into question whether the most appropriate Green Belt boundary still exists. At Downhill Sports Complex and Fulwell Quarries, for example, the Green Belt divides some greenspaces.

For assessment purposes, the land has been divided into parcels of land (termed 'fields') based on land use and landscape character. Existing field boundaries or other distinct features have been used to define the fields as far as possible. Many of the fields are of broadly similar size, although some larger fields group land of similar characteristics, whilst smaller fields isolate distinct land uses. A number of agricultural fields have been grouped together, whilst the housing development on the former abattoir site has been isolated separately.

Stage 1

- 1) **Green Belt functionality (openness). How would the potential loss of green belt status impact upon the 5 purposes of the green belt as follows:**

a) *Checking the unrestricted sprawl of large built-up areas?*

The majority of the area's Green Belt forms urban fringe.

Fields RE6, RE9 and RE10 provide open countryside, distanced from the urban area.

Fields RE5 and RE7 provide greenspace relating to Witherwack.

Field RE12 is a built up area.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

RE Field assessment	1C, 2C, 3C, 4C, 5C, 6E, 7B, 8D, 9E, 10E, 11D, 12B, 13C, 14D, 15D, 16C, 17C, 18D.
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Playing fields at Downhill Sports Complex (field RE2)

b) Preventing neighbouring towns merging into one another (in this case, Sunderland and Cleadon/Boldon)?

The Green Belt within this area appears narrow, but forms part of a much wider area of Green Belt in South Tyneside.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

RE Field assessment	1B, 2B, 3B, 4B, 5B, 6C, 7A, 8C, 9C, 10C, 11C, 12A, 13B, 14C, 15B, 16B, 17B, 18B.
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North of Staveley Road, Seaburn Dene (field RE13)

c) Assist in safeguarding the countryside from encroachment?

Most of the area is urban fringe, though still making an important contribution to the openness of the wider countryside.

Field RE12 constitutes a built up area.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

RE Field assessment	1C, 2C, 3C, 4B, 5B, 6E, 7C, 8D, 9E, 10E, 11C, 12A, 13D, 14C, 15C, 16C, 17C, 18D.
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Downhill Meadows, looking towards Nissan (field RE1)

d) *Preserving the setting and separate characters of historic towns and settlements?*

Fields RE8 and RE15 form part of Fulwell Quarries.

Field RE18 houses Fulwell Pumping Station.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

RE Field assessment	1A, 2A, 3A, 4A, 5A, 6A, 7A, 8B, 9A, 10A, 11A, 12A, 13A, 14A, 15B, 16A, 17A, 18D.
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Fulwell Pumping Station (field RE18)

e) Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Most of the land comprises greenfield sites within the urban fringe.

Field RE7 constitutes Greenfield land within the urban area.

Field RE12 is a built up area.

A	Forms part of a built up area, brownfield land
B	Greenfield land within a built up area, or brownfield land in urban fringe
C	Greenfield land in urban fringe or brownfield land in open countryside
D	Greenfield land in open countryside

RE Field assessment	1C, 2C, 3C, 4C, 5C, 6D, 7B, 8C, 9D, 10D, 11C, 12A, 13C, 14C, 15C, 16C, 17C, 18C.
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The Square (field RE12)

2) Are there exceptional strategic circumstances that would necessitate this part of the Green Belt to be considered further at Stage 2?

Yes No

Stage 1 Conclusion

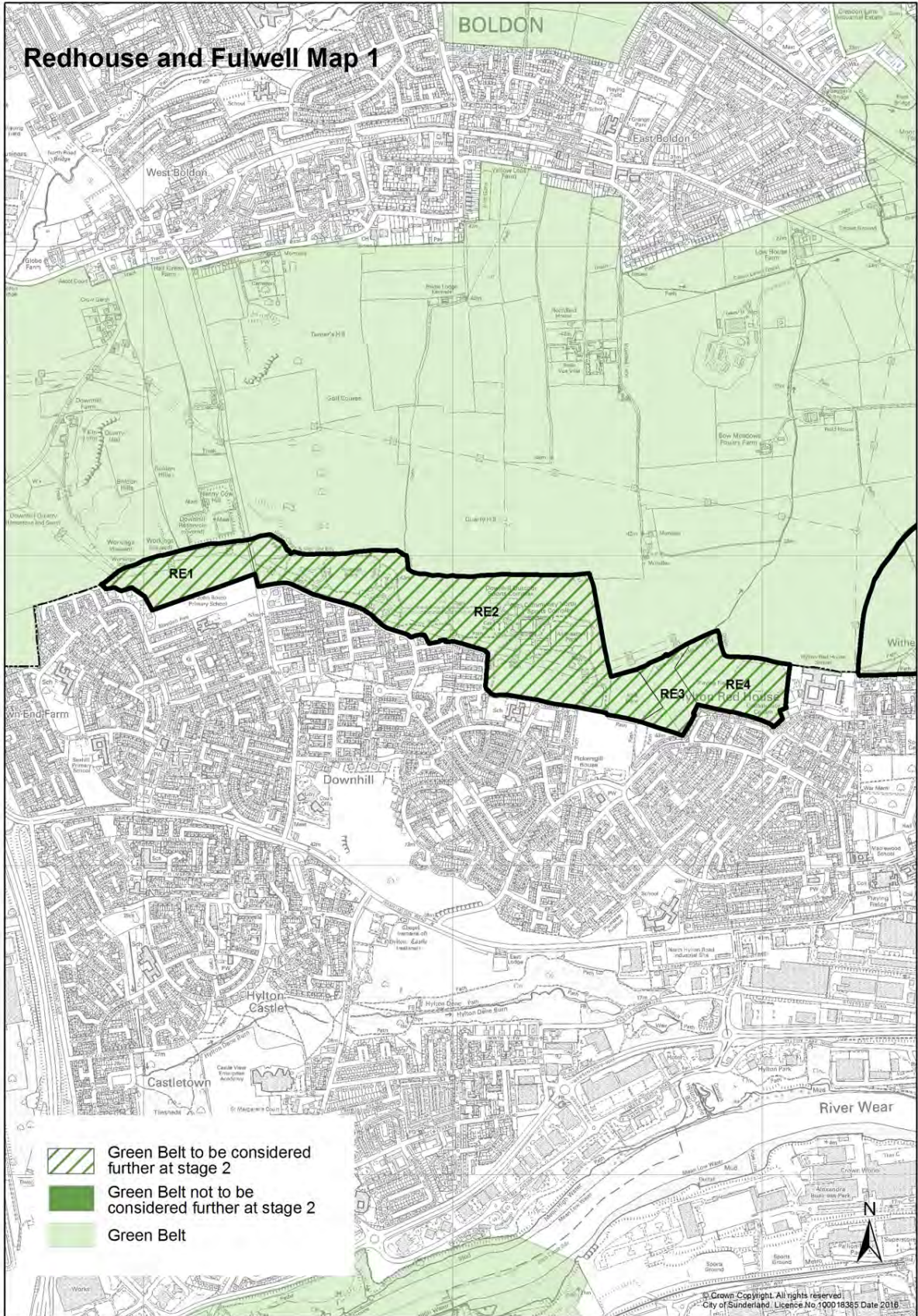
The following Fields are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration given at Stage 2:




Field RE6; Field RE9; Field RE10.

The following Fields are considered further at Stage 2:

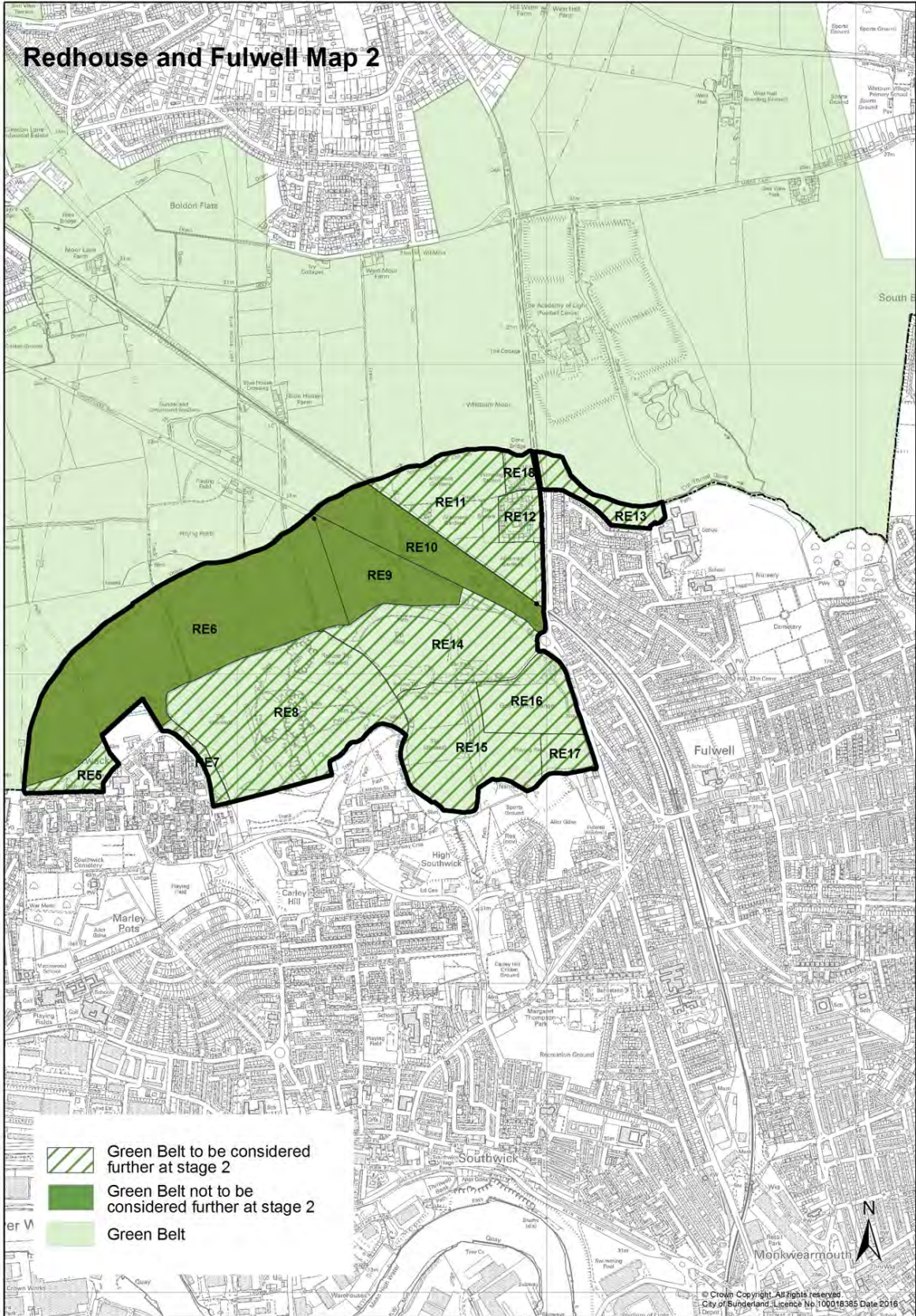
Fields RE1 – RE5; Field RE7; Field RE8; Fields RE11 – RE18.

Redhouse and Fulwell Map 1



-  Green Belt to be considered further at stage 2
-  Green Belt not to be considered further at stage 2
-  Green Belt

Redhouse and Fulwell Map 2



Green Belt Assessment - Nissan Area



Description and location of Green Belt

This portion of Green Belt is located between Sunderland and Washington, and forms part of a wider swathe of Green Belt that extends northwards into South Tyneside. It helps to physically separate Sunderland from Washington, and the city generally from South Tyneside. The Green Belt supports a strategic Green Infrastructure corridor along the River Don and Usworth Burn that links to further corridors to Gateshead and the coast.

The Green Belt boundary is distinct, closely following the former Leamside Line, Washington Road and the A19.

The Green Belt forms a semi-rural lowland landscape, typified by farmland. The Green Belt gap between Sunderland and Washington is approximately 2,750m in width, and northwards between Nissan and South Tyneside it varies from 2km and 4km in width.

There has been very little change to the Green Belt since the last boundary modifications in the 1998 UDP, other than a recent development of a nursery beside Severn Houses. Immediately to the south of the Green Belt, however, there has been considerable industrial (and housing) development within the employment areas of Nissan and Pattinson, and these areas continue to grow.



Nursery at Severn Houses (Field NI11)

As a whole, this section provides an important contribution to the wider Green Belt that separates the city from South Tyneside. However, the strategic purpose of separating Sunderland and Washington is already weakened by the existing employment land associated with the Nissan Motor Manufacturing complex, which in effect already bridges the gap between the two urban areas. A further role of this Green Belt has been to support a north-south green infrastructure corridor to the River Wear, but this has also been weakened by recent development between Nissan and Pattinson.

In conjunction with this report, a separate Green Belt study has been commissioned for this area by Sunderland and South Tyneside Councils, as this entire area is subject to an NSIP (Nationally Significant Infrastructure Project) to consider the proposal to develop the International Advanced Manufacturing Project (IAMP) within this Green Belt area.

For assessment purposes, the land has been divided into parcels of land (termed 'fields') based on land use and landscape character. Existing field boundaries or other distinct features have been used to define the fields as far as possible. Many of the fields are of broadly similar size, although some larger fields group land of similar characteristics, whilst smaller fields isolate distinct land uses. The built up area comprising the North East Aircraft Museum and the nearby residential properties and public house has been identified separately.

Green Belt Assessment

Stage 1

- 1) **Green Belt functionality (openness). How would the potential loss of green belt status impact upon the 5 purposes of the green belt as follows:**

a) *Checking the unrestricted sprawl of large built-up areas?*

The only real opportunity for rounding off exists at field NI11, and for the most part, the impact of development would result in substantial protrusion into the wider Green Belt.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

NI Field assessment	1E, 2E, 3E, 4E, 5D, 6E, 7E, 8E, 9E, 10D, 11C, 12D, 13D, 14D, 15D, 16D, 17C, 18D, 19D, 20E, 21E.
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Northeast of Washington Road, towards North Moor Farm

b) Preventing neighbouring towns merging into one another (in this case Sunderland and Washington)?

This section of the green belt plays an important role in preventing the merging of South Tyneside with Washington, and Washington with Sunderland.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

NI Field assessment	1C, 2D, 3D, 4D, 5C, 6D, 7D, 8D, 9D, 10C, 11D, 12C, 13C, 14C, 15C, 16C, 17C, 18C, 19C, 20C, 21D.
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Follingsby Lane, south towards Nissan

c) *Assist in safeguarding the countryside from encroachment?*

- Most of the area is open countryside, with the fields along the urban fringe making an important contribution to the openness of the wider countryside.
- Field 17 constitutes a small settlement.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

NI Field assessment	1E, 2E, 3E, 4E, 5D, 6E, 7E, 8E, 9E, 10D, 11D, 12D, 13D, 14D, 15D, 16D, 17B, 18D, 19D, 20D, 21E.
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Northwest of Severn Houses, towards Stephenson Industrial Estate

d) *Preserving the setting and separate characters of historic towns and settlements?*

Field 17 contains a small terrace of dwellings and the aircraft museum.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

NI Field assessment	1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 13A 14A, 15A, 16A, 17B, 18A, 19A, 20A, 21A.
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Usworth Cottages (part of Field NI17)

e) *Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

- Most of the land comprises greenfield sites within the open countryside.
- Fields 16 and 18 are greenfield sites on the urban fringe, and field 17 is considered to be brownfield land in urban fringe.

A	Forms part of a built up area, brownfield land
B	Greenfield land within a built up area, or brownfield land in urban fringe
C	Greenfield land in urban fringe or brownfield land in open countryside
D	Greenfield land in open countryside

NI Field assessment	1D, 2D, 3D, 4D, 5D, 6D, 7D, 8D, 9D, 10D, 11D, 12D, 13D, 14D, 15D, 16C, 17B, 18C, 19D, 20D, 21D.
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Land beside Three Horse Shoes Public House (Field NI16)

2) Are there exceptional strategic circumstances that would necessitate this part of the Green Belt to be considered further at Stage 2?

Yes No

The IAMP Green Belt report concludes that the majority of the parcels within the Sunderland area make an important contribution to Green Belt purposes and development of the area would have a moderate overall adverse impact on the Green Belt although some mitigation will be feasible (criteria D). There are a number of parcels which are predominantly located adjacent to the urban area and/or consist of some built form which perform a slightly lesser role on Green Belt purposes and where development would have a moderate impact which could be mitigated (criteria C). No parcels were assessed as making no contribution to the Green Belt (criteria A) and likewise no parcels were assessed as being undevelopable whereby development would have a major overall adverse impact (criteria E).

The conclusions of the IAMP report reflect the fact that the Green Belt separation between Washington and Sunderland has already been compromised due to the existing employment land that adjoins the two areas. In addition (and whilst it is acknowledged that this point is not directly relevant to the five purposes of Green Belt) this land represents a sustainable location within the centre of the Tyne and Wear conurbation and has been identified by the Secretary of State as having potential to deliver a strategic development, hence the designation of IAMP as a nationally significant project that will be progressed as a Development Consent Order (DCO).

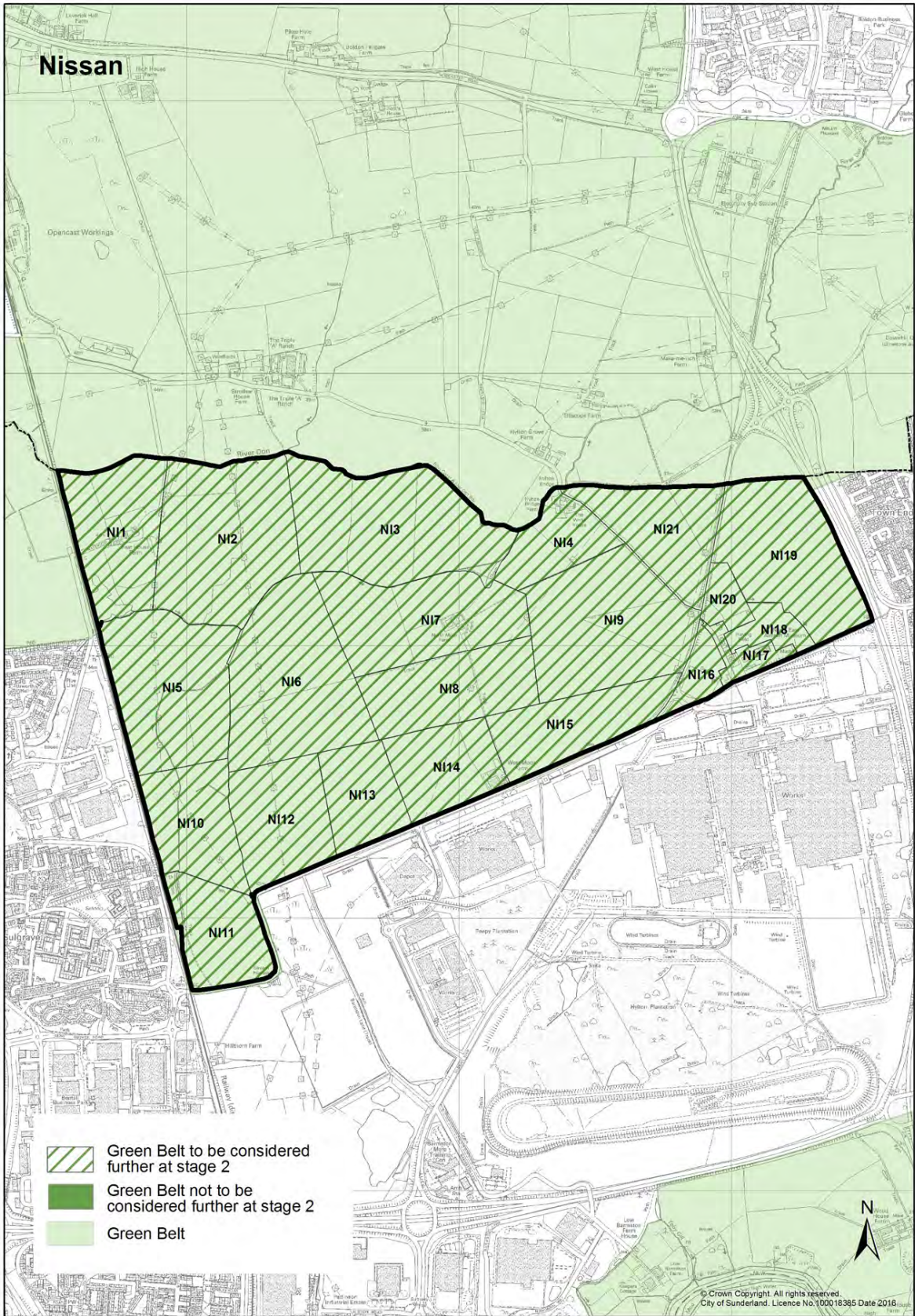
As such, there are exceptional strategic circumstances to consider this entire area further at Stage 2.

Stage 1 Conclusion

All Fields will be considered further in Stage 2.



North of Usworth Cottages (Field NI20)



Green Belt Assessment – Usworth Area



Description and location of Green Belt

This portion of Green Belt is located to the north of Washington, and forms part of a wider swathe of Green Belt that extends northwards to physically separate the New Town from Gateshead and South Tyneside. The Green Belt helps to form a strategic Green Infrastructure corridor linking west-east between Springwell Village and the area north of Nissan.

The Green Belt boundary with Washington is distinct and closely follows the built-up area. It forms an urban fringe landscape typified by a golf course and sports fields, with a limited amount of agricultural land.

There has been very little change to the Green Belt since the last boundary modifications in the 1998 UDP, other than the development of car parking associated with the George Washington Hotel Golf Course. There has also been little further development or change in North Washington.

The Green Belt between Washington and Gateshead is approximately 1.3km in width. Immediately to the north, however, the gap from Washington to Follingsby is presently about 950m, which will reduce down to 500m once Follingsby South employment area (within Gateshead MBC) is developed. The Green Belt is approximately 3km in width between Washington and South Tyneside.

As a whole, this section provides a significant proportion of Green Belt that prevents Washington and Gateshead from merging, as well as safeguarding countryside encroachment and avoiding urban sprawl. The Green Belt development at Follingsby further strengthens the need to retain the city's portion of Green Belt, particularly the need to maintain the east-west green infrastructure corridor which is strongly associated with the Usworth Burn and River Don.

For assessment purposes, the land has been divided into parcels of land (termed 'fields') based on land use and landscape character. Existing field boundaries or other distinct features have been used to define the fields as far as possible. Many of the fields are of broadly similar size, although some larger fields group land of similar characteristics, whilst smaller fields isolate distinct land uses.

Stage 1

1) Green Belt functionality (openness). How would the potential loss of Green Belt status impact upon the 5 purposes of the Green Belt as follows:

a) Checking the unrestricted sprawl of large built-up areas?

This area of the Green Belt has an important role in preventing the unrestricted sprawl of the Washington area. There is little opportunity for rounding off and development would result in significant protrusion into the wider Green Belt.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

US Field assessment	1D, 2E, 3D, 4E, 5E, 6D.
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b) To prevent neighbouring towns merging into one another (in this case Washington and Gateshead)?

The fields adjoining the boundary with South Tyneside play an important role in preventing the merging of South Tyneside and Washington; their development would narrow the Green Belt significantly and prejudice its integrity.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

US Field assessment	1D, 2D, 3C, 4C, 5D, 6C.
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North Area Playing Fields (looking north) (Field US3)

c) *Assist in safeguarding the countryside from encroachment?*

Although having an urban fringe location, fields US3, US4, and US6 have an important role in supporting the openness of the wider countryside. Field US1 has more of an urban fringe use, whereas fields US2 and US5 are considered to be open countryside.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

US Field assessment	1C, 2E, 3D, 4D, 5E, 6D.
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North Area Playing Field (looking east) (Field US3)

d) *Preserving the setting and separate characters of historic towns and settlements?*

Field US1 lies adjacent to Great Usworth.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

US Field assessment	1B, 2A, 3A, 4A, 5A, 6A.
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e) Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Fields US1, US3 and US6 are greenfield sites on the urban fringe, field US4 is a brownfield site within the open countryside, whereas fields US2 and US5 are greenfield sites within the open countryside.

A	Forms part of a built up area, brownfield land
B	Greenfield land within a built up area, or brownfield land in urban fringe
C	Greenfield land in urban fringe or brownfield land in open countryside
D	Greenfield land in open countryside

US Field assessment :	1C, 2D, 3C, 4C, 5D, 6C.
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George Washington Golf Course (Field US1)

2) Are there exceptional strategic circumstances that would necessitate this part of the Green Belt to be considered further at Stage 2?

Yes No

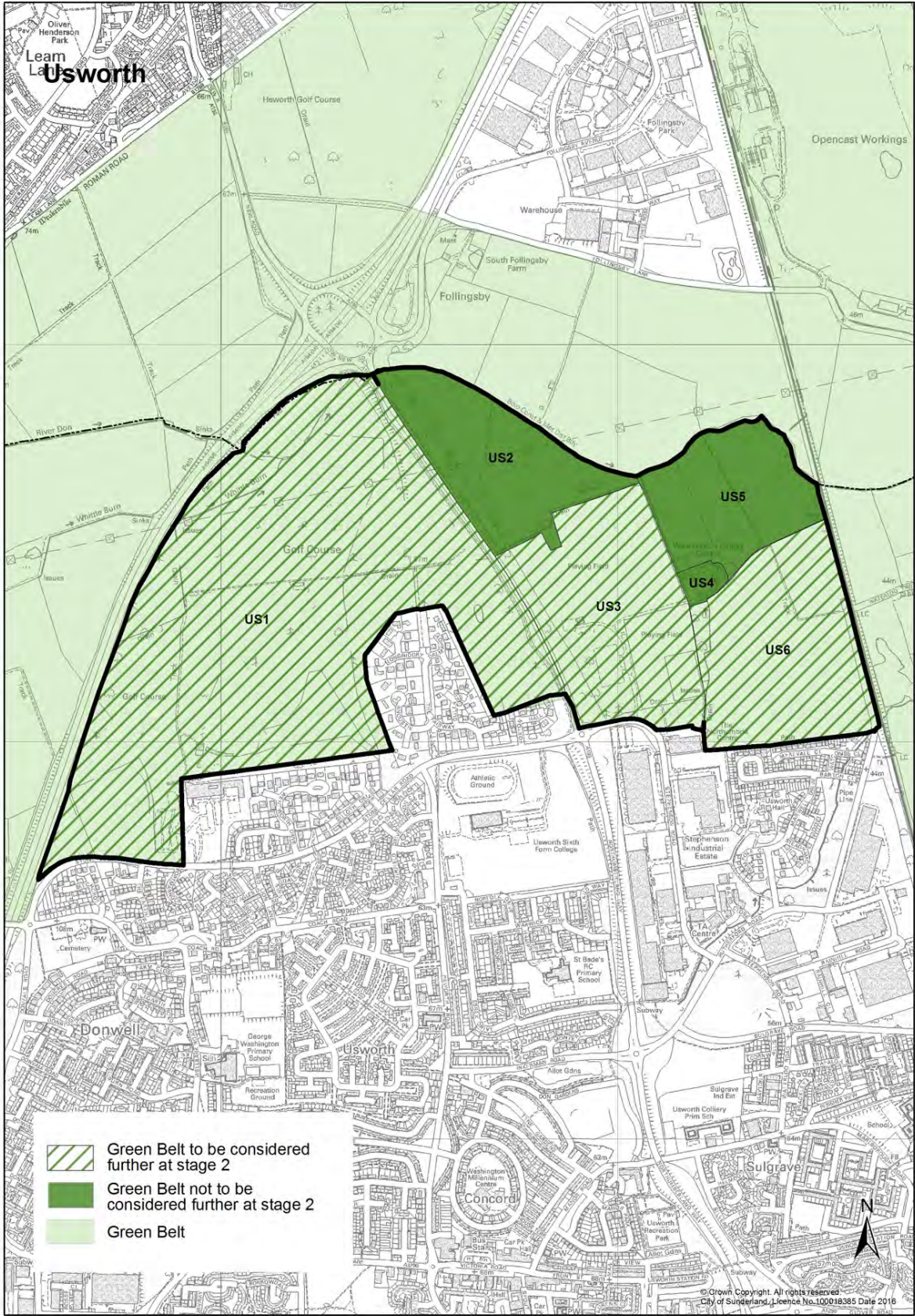
Stage 1 Conclusion




The following Fields are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration given at Stage 2:

Field US2; Field US4; Field US5.

The following Fields will be considered further at Stage 2:

Field US1; Field US3; Field US6.



-  Green Belt to be considered further at stage 2
-  Green Belt not to be considered further at stage 2
-  Green Belt

Green Belt Assessment – Springwell Village Area



Description and location of Green Belt

This portion of Green Belt is located to the north-west of Washington, and south-east of Gateshead, fully surrounding Springwell Village. It helps to physically separate Washington from Gateshead. The hamlet of Mount Lonnen lies fully within the Green Belt. The Green Belt helps to create a strategic Green Infrastructure corridor from Lamesley and Birtley north-east to Follingsby and Boldon.

The Green Belt extends westwards and north-eastwards into Gateshead and South Tyneside. The Green Belt boundary is distinct as it follows the A194(M) to the south and Leam Lane to the far north. The boundary is less distinct near to Wrekenton, following the residential boundary but including the Camp Ground Refuse Disposal Works within the Green Belt. The Green Belt boundary also closely follows the residential boundary of Springwell Village, although it includes a couple of properties within the Green Belt to the east at Peareth Hall Road.

The Green Belt forms a mixture of rural and urban fringe landscape. The south, east and far north is dominated by undulating farmland with extensive vistas, and has a rural feel. To the west, and immediately beside Springwell Village, is a mixture of horse paddocks, pasture, a quarry, sports pitches and the refuse works, together with the residential area of Mount Lonnen.



Mount Lonnen (field SP14)

There has been very little change to the Green Belt since the last boundary modifications in the 1998 UDP, other than land reclamation at Springwell Quarry that has created natural greenspace between Springwell Lane and Eighton Banks. There has also been little further development or change to the areas beside the Green Belt, apart from an infill housing development on the former Volker Stevin engineering site.

The gap between Washington and Springwell Village is in places upwards of 400m in width, but narrows to a point at Peareth Hall Road where technically the two settlements are joined; only isolated from each other by the A194(M). This stretch of

the A194(M) to the north west of Washington emphasises the feeling of separation between the two communities. The gap between Springwell and Wrekenton (Gateshead) is over 670m in width, though this partly includes Springwell Quarry and the Camp Ground site.



North-west of Springwell, towards Leam Lane

As a whole, this section provides the entire strategic separation between Washington and Gateshead, and provides a tight Green Belt boundary around Springwell Village, which was identified as the only 'historic town' specifically inset (or excluded) from the Green Belt in the 1998 UDP. Whilst the prevention of the city merging with Gateshead is a clear priority in Green Belt terms, the tight boundary encompassing Springwell Village should be considered in a wider context, particularly in ensuring that the village has the potential to retain both its distinctive identity and its local facilities over the next 20 years.

For assessment purposes, the land has been divided into parcels of land (termed 'fields') based on land use and landscape character. Existing field boundaries or other distinct features have been used to define the fields as far as possible. Many of the fields are of broadly similar size, although some larger fields group land of similar characteristics, whilst smaller fields isolate distinct land uses. The developed area of Mount Lonnen and the Camp Ground site have been identified individually for instance, whereas a number of agricultural fields to the south have been grouped together.

Green Belt Assessment

Stage 1

- 1) **Green Belt functionality (openness). How would the potential loss of Green Belt status impact upon the 5 purposes of the Green Belt as follows:**

a) *Checking the unrestricted sprawl of large built-up areas?*

This section of the Green Belt plays an important role in preventing the unrestricted sprawl of the built up areas. There is scope for some rounding off of the Green Belt at fields SP11 and SP12. Field SP14 constitutes the built up area of Mount Lonnen.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

SP Field assessment	1D, 2D, 3D, 4E, 5E, 6D, 7E, 8E, 9E, 10D, 11B, 12B, 13D, 14B, 15C, 16E.
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North east from Springwell Village towards Follingsby

b) *To preventing neighbouring towns merging into one another (in this case Springwell, Gateshead and Washington)?*

For the majority of the fields, development would have a significant impact upon the width of the Green Belt, almost removing it in the case of field SP16.

Field SP12 has a more minor role in preventing built up areas from merging. Field SP14 is already built up and has very limited scope for further development sprawl.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

SP Field assessment	1C, 2C, 3D, 4D, 5D, 6D, 7D, 8D, 9D, 10C, 11D, 12B, 13C, 14B, 15D, 16E.
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Rear of Windsor Road, Springwell Village (field SP12)

c) Assist in safeguarding the countryside from encroachment?

- Large areas of this section of the Green Belt are open countryside.
- Fields SP5, SP6, SP10, SP11, SP12, SP13 and SP15 around Springwell Village comprise urban fringe.
- Fields SP1, SP2, SP3 and SP4 comprise urban fringe around Wrekenton.
- Field SP14 constitutes a minor built up area.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

SP Field assessment	1A, 2C, 3D, 4D, 5C, 6C, 7E, 8E, 9E, 10D, 11B, 12B, 13D, 14B, 15D, 16E.
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South east of Stoney Lane, towards Washington and Sunderland

d) Preserving the setting and separate characters of historic towns and settlements?

The fields surrounding Springwell Village contribute to its setting and character. Field SP5 incorporates Bowes Railway Museum, whilst field SP11 is the site of Usworth House and grounds.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

SP Field assessment	1A, 2A, 3A, 4A, 5D, 6B, 7A, 8B, 9B, 10B, 11C, 12B, 13B, 14B, 15B, 16B.
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Place of worship, Peareth Hall Road (field SP11)

e) *Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

- Most of the fields are greenfield sites within the urban fringe or open countryside, or brownfield sites within the open countryside.
- Field SP11 is considered to be mostly a greenfield site, but forms part of the urban area.
- Field SP14 constitutes a built up area.

A	Forms part of a built up area, brownfield land
B	Greenfield land within a built up area, or brownfield land in urban fringe
C	Greenfield land in urban fringe or brownfield land in open countryside
D	Greenfield land in open countryside

SP Field assessment	1C, 2C, 3C, 4D, 5C, 6C, 7D, 8D, 9D, 10C, 11B, 12C, 13C, 14A, 15C, 16D.
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Green Belt along the northern edge of Springwell Village

2) Are there exceptional strategic circumstances that would necessitate this part of the Green Belt to be considered further at Stage 2?

Yes No

Stage 1 Conclusion

The following Fields are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration given at Stage 2:

Field SP4; Field SP5; Field SP7; Field SP8; Field SP9, Field SP16.

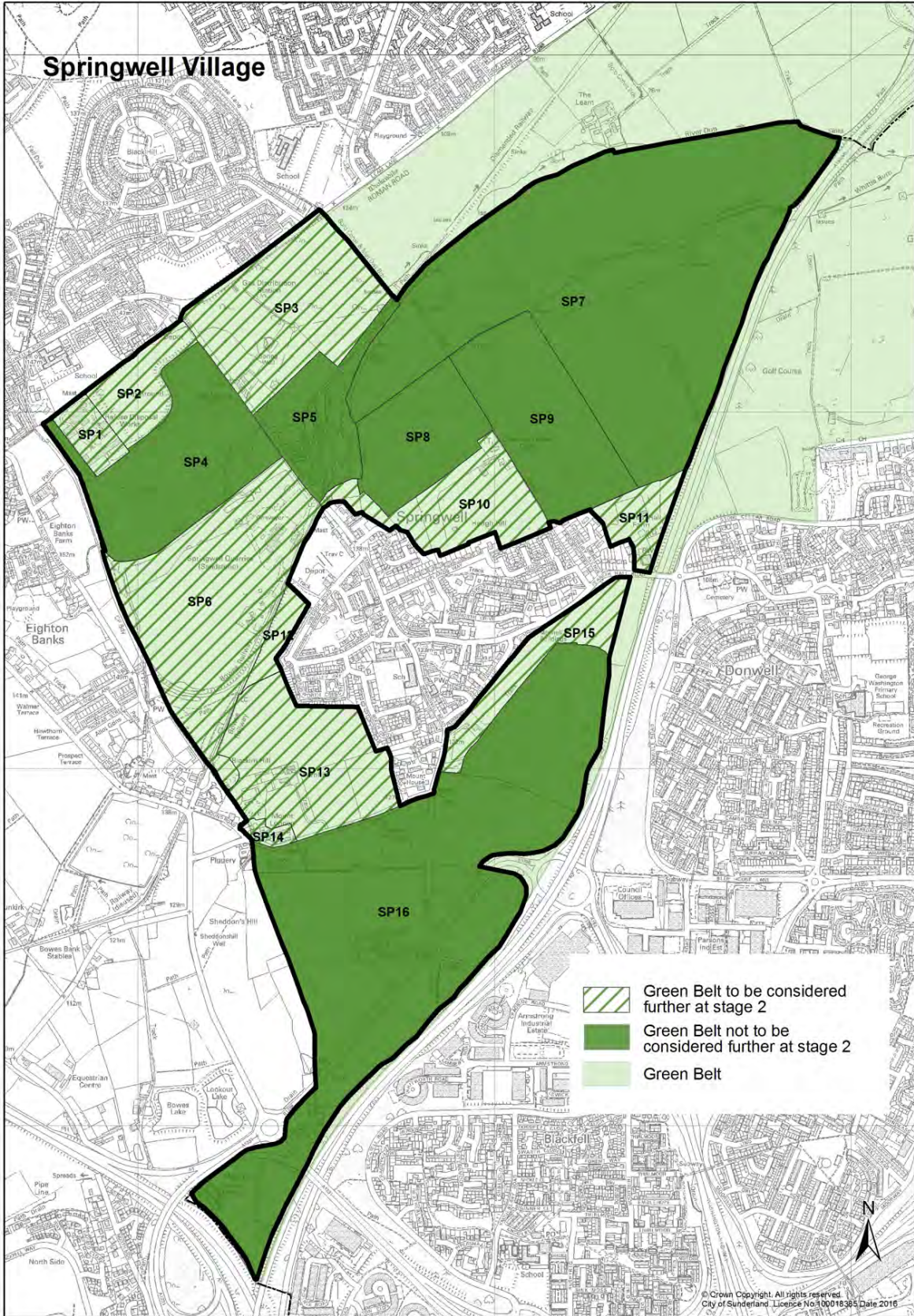
The following Fields will be considered further at Stage 2:




Fields SP1 – SP3; Field SP6; Fields SP10 – SP15.



South of Mount Lane (field SP16)

Springwell Village



-  Green Belt to be considered further at stage 2
-  Green Belt not to be considered further at stage 2
-  Green Belt

Green Belt Assessment - Hylton Area



Description and location of Green Belt

This portion of the Green Belt lies to the east of the A19 within Sunderland, flanking the River Wear Estuary between North and South Hylton. The Green Belt helps to support and retain a strategic Green Infrastructure corridor along the river estuary, extending the openness of the Cox Green area into the heart of the main built-up area.

This is a relatively isolated portion of Green Belt, surrounded on three sides by urban development. The Green Belt boundary with Sunderland is fairly distinct, following the A1231 and Sunderland Enterprise Park along the north side of the river, and incorporating natural and amenity greenspace at Claxheugh and South Hylton on the south side.

Whilst the proximity of the urban area ensures that this portion of Green Belt is urban fringe, the well-wooded and steep topography is of high landscape quality, including the sheer geological limestone feature of Claxheugh Rock. Most of the eastern portion of Green Belt is protected for its biodiversity and geological value, whilst the remainder is a mixture of protected greenspace and agricultural land. The hamlet of North Hylton lies fully within the Green Belt.

There has been very little change to the Green Belt since the last boundary modifications in the 1998 UDP. There has also been little further development or change to the areas beside the Green Belt, apart from housing regeneration at South Hylton and Ford Estate, and the clearance of the former Groves site to the east of Claxheugh Riverside.

The Green Belt extends eastwards into the urban area for 1.8km from the Hylton Bridge, and varies between 250m and 500m in width.

As a whole, this section performs a key role in preventing urban sprawl to the greenfield land within the River Wear Estuary corridor, strengthening the protection given to the national and local wildlife sites and preserving the openness of the Wear valley landscape.

For assessment purposes, the land has been divided into parcels of land (termed 'fields') based on land use and landscape character. Existing field boundaries or other distinct features have been used to define the fields as far as possible. Many of the fields are of broadly similar size, although some larger fields group land of similar characteristics, whilst smaller fields isolate distinct land uses.

Green Belt Assessment

Stage 1

1) **Green Belt functionality (openness). How would the potential loss of Green Belt status impact upon the 5 purposes of the Green Belt as follows:**

a) *Checking the unrestricted sprawl of large built-up areas?*

There is little opportunity for rounding off without a significant protrusion into the wider Green Belt. Most of the fields contain an urban boundary. Field HY7 has a long urban boundary, but has little scope for rounding off due to the impact on the riverside corridor and on isolating the Green Belt at Claxheugh. Fields HY3 and HY4 form a very minor built up area.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

HY Field assessment	1E, 2D, 3D, 4D, 5D, 6D, 7C, 8D, 9D.
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Hylton Bridge, looking towards North Hylton

b) *To prevent neighbouring towns merging into one another (in this case North Sunderland and South Sunderland)?*

This section of the Green Belt does not serve to separate any of the above, but protrudes into Sunderland along the riverside from the A19.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

HY Field assessment	1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A.
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River Wear at South Hylton

c) *Assist in safeguard the countryside from encroachment?*

The area plays an important role in supporting the openness of the riverside as it links to the wider Green Belt. Apart from field HY1, the fields in this area have a minor urban fringe role.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

HY Field assessment	1E, 2D, 3D, 4D, 5D, 6D, 7D, 8D, 9D.
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Claxheugh Rock SSSI

d) Preserving the setting and separate characters of historic towns and settlements?

Fields HY3, HY4, HY5, HY7, HY8 and HY9 are linked to the historic industrial activity of the area.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

HY Field assessment	1A, 2A, 3C, 4B, 5B, 6A, 7B, 8B, 9B.
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Shipwrights PH, North Hylton

e) Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Most of the fields comprise greenfield land on urban fringe or brownfield sites in the open countryside. Field HY1 is a greenfield site within the open countryside.

A	Forms part of a built up area, brownfield land
B	Greenfield land within a built up area, or brownfield land in urban fringe
C	Greenfield land in urban fringe or brownfield land in open countryside
D	Greenfield land in open countryside

HY Field assessment	1D, 2C, 3C, 4C, 5C, 6C, 7C, 8C, 9C.
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River Wear at Claxheugh Riverside

2) Are there exceptional strategic circumstances that would necessitate this part of the Green Belt to be considered further at Stage 2?

Yes No

Stage 1 Conclusion

The following Fields are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration given at Stage 2:

Field HY1.

The following Fields will be considered further at Stage 2:

Fields HY2 – HY9.



Hylton Bridge



Green Belt Assessment – Pattinson and Low Barmston Area



Description and location of Green Belt

This narrow portion of the Green Belt lies between Sunderland, Washington and Penshaw (Houghton), south of the A1231 and north of the River Wear. It helps to physically separate Sunderland, Houghton-le-Spring and Washington. The Green Belt helps to create two strategic Green Infrastructure corridors: flanking the River Wear Estuary, and; southwards from the River Wear towards Warden Law and South Hetton.

The Green Belt continues beyond this section to the south and east. The Green Belt boundary with Washington is relatively distinct, following the edge of Pattinson North and South Industrial Estates and the A1231. The industrial land allocation includes greenfield land that adjoins the Green Belt immediately to the east of Barmston Lane (and north from Low Barmston).

The Green Belt forms a rural landscape typified by farmland and the wooded sloping valley of the River Wear. There are also activities related to the urban fringe including formal parkland, horse paddocks and the Washington Wildfowl & Wetlands Centre. The Green Belt between Sunderland and Washington varies between 1.2km and 2km in width, whilst the gap between Washington and Penshaw is just over 1km wide.

There has been very little change to the Green Belt since the last boundary modifications in the 1998 UDP, apart from Field PA4, which has approved planning permission for housing. There has been considerable change along the northern Green Belt boundary as numerous employment (and more recently housing) developments have occurred within Pattinson North and South employment areas. This has impacted upon the landscape character of this part of the River Wear Estuary.

As a whole, this section provides an important contribution to the separation of Washington from Houghton and Sunderland. It also helps to prevent urban sprawl into the River Wear Estuary corridor, strengthening the protection given to the national and local wildlife sites and preserving the openness of the Wear valley landscape.

For assessment purposes, the land has been divided into parcels of land (termed 'fields') based on land use and landscape character. Existing field boundaries or other distinct features have been used to define the fields as far as possible. Many of the fields are of broadly similar size, although some larger fields group land of similar characteristics, whilst smaller fields isolate distinct land uses.

Stage 1

1) Green Belt functionality (openness). How would the potential loss of Green Belt status impact upon the 5 purposes of the Green Belt as follows:

a) *Checking the unrestricted sprawl of large built-up areas?*

Development of the majority of this section of the Green Belt would result in substantial protrusion into the wider Green Belt.

Field PA4 is well contained by the existing form with considerable potential for rounding off.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

PA Field assessment	1D, 2E, 3D, 4B, 5D, 6D, 7D, 8E, 9E, 10E.
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b) *To prevent neighbouring towns merging into one another (in this case Sunderland, Washington, and Houghton-le-Spring)?*

With the exception of field PA4, which has zero impact on preventing built up areas from merging, development of most of the area would have some impact upon the width of the Green Belt, with fields PA8, PA9 and PA10 playing an important role in this respect (preventing Sunderland and Washington from merging).

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

PA Field assessment	1C, 2C, 3B, 4A, 5C, 6C, 7C, 8D, 9E, 10D.
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c) *Assist in safeguarding the countryside from encroachment?*

The majority of this section of the Green Belt is considered to be part of the wider open countryside.

Fields PA3 and PA4 lie on the urban fringe, whilst fields PA1, PA2 and PA7 have a partial urban fringe role.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

PA Field assessment	1D, 2D, 3C, 4C, 5D, 6D, 7D, 8E, 9E, 10E.
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Panoramic view of the River Wear overlooking the heavily wooded field PA1 and Victoria Bridge House (PA2)

d) Preserving the setting and separate characters of historic towns and settlements?

Field PA8 contains Ancient Semi-natural woodland.

Field PA10 once accommodated shipyards and other properties, forming part of North Hylton.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

PA Field assessment	1A, 2A, 3A, 4A, 5A, 6A, 7A, 8B, 9A, 10B.
---------------------	------------------------------------------

e) Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Fields PA5, PA6, PA8, PA9 and PA10 are greenfield sites in the open countryside, whereas the remainder are greenfield sites on the urban fringe.

A	Forms part of a built up area, brownfield land
B	Greenfield land within a built up area, or brownfield land in urban fringe
C	Greenfield land in urban fringe or brownfield land in open countryside
D	Greenfield land in open countryside

PA Field assessment	1C, 2C, 3C, 4C, 5D, 6D, 7C, 8D, 9D, 10D.
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2) Are there exceptional strategic circumstances that would necessitate this part of the Green Belt to be considered further at Stage 2?

Yes No

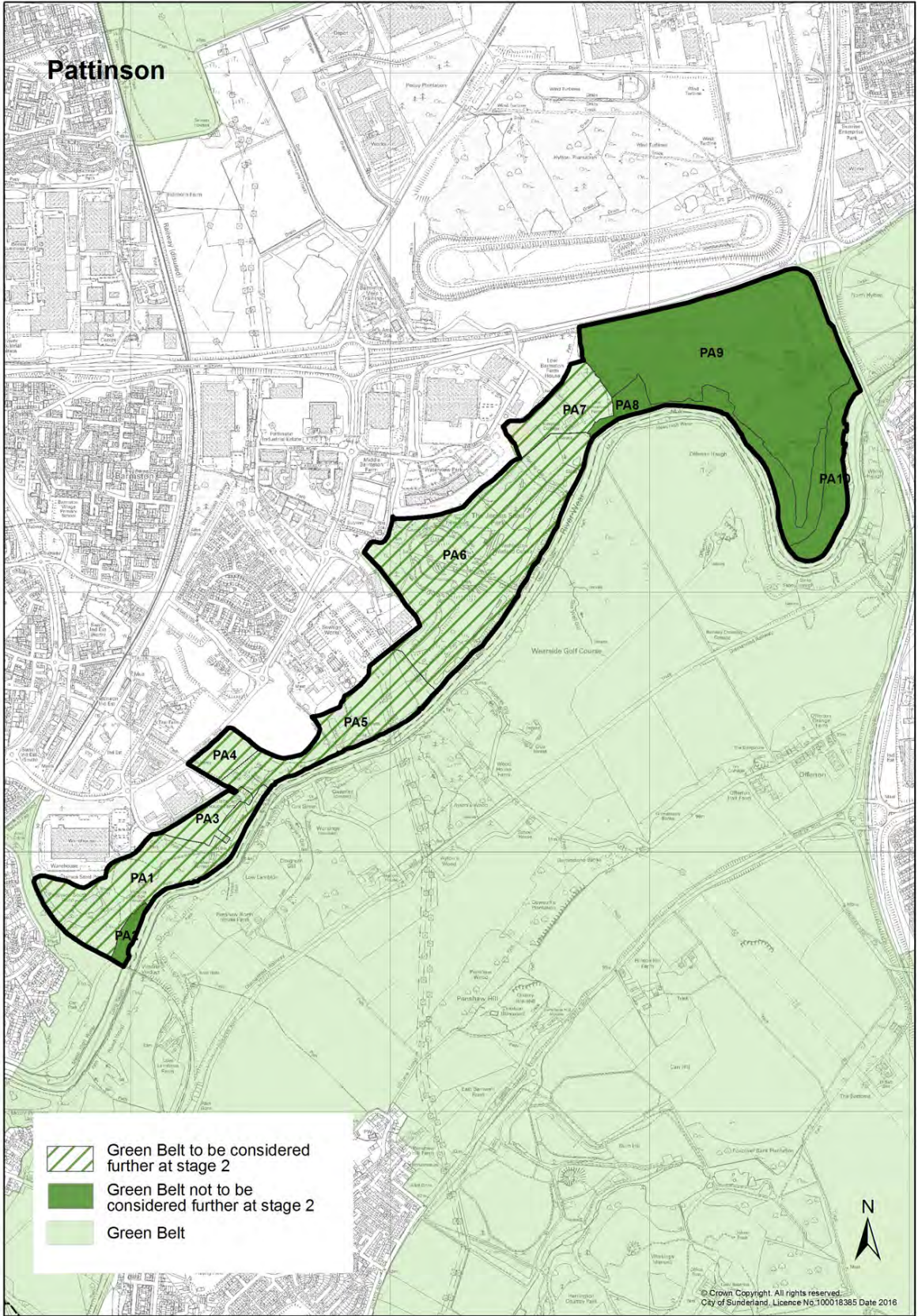
Stage 1 Conclusion

The following Fields are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration given at Stage 2:

Field PA2; Field PA8; Field PA9; Field PA10.

The following Fields will be considered further at Stage 2:

Field PA1; Field PA3; Field PA4; Field PA5; Field PA6; Field PA7.



Green Belt Assessment – Fatfield and Biddick Woods Area



Description and location of Green Belt

This portion of Green Belt is located to the south of Washington and west of Penshaw, and forms part of a wider swathe of Green Belt that extends southwards into County Durham and eastwards along the River Wear Estuary. It helps to physically separate Washington and Penshaw (Houghton-le-Spring). The Green Belt helps to create a strategic Green Infrastructure corridor flanking the River Wear, extending into the Lambton Estate and County Durham.

The Green Belt continues beyond this area to the north-east and south-west. The Green Belt boundary with Washington is distinct and follows the residential boundary, enveloping a number of formal and natural greenspaces. Adjacent to Penshaw, the boundary is less distinct, at times following the Leamside Line, and at other times following the residential boundary. In addition, at Penshaw Station a long street of houses (comprising Lambton and Gladstone Terraces) is fully included within the Green Belt.

The Green Belt forms an urban fringe landscape typified by wooded parkland, amenity greenspace and sports pitches, as well as pockets of agricultural land and pasture. The Green Belt between Washington and Penshaw (Houghton) is narrow, approximately 500m in width, and both Lambton and Gladstone Terraces technically join the two urban areas. Further west, the Green Belt at Harraton and Rickleton forms part of a much wider Green Belt separating Washington and Chester-le-Street.

There has been little change to the Green Belt since the last boundary modifications in the 1998 UDP, other than the creation of the new link road at Biddick Woods that links Chester Road and the Washington Highway, and the laying-out of formal greenspace to the east of this road. There have been a number of residential developments beside the Green Belt, however, including major developments at Biddick Woods and The General's Wood as well as at Fatfield and Station Road, Penshaw. These developments have had little impact on the Green Belt landscape, except at Biddick Woods.

As a whole, this section prevents the merging together of Washington and Penshaw (Houghton-le-Spring) and safeguards against countryside encroachment westwards into County Durham. It also helps to prevent urban sprawl into the River Wear Estuary corridor, strengthening the protection given to local wildlife sites and preserving the openness of the Wear valley landscape.

For assessment purposes, the land has been divided into parcels of land (termed 'fields') based on land use and landscape character. Existing field boundaries or other distinct features have been used to define the fields as far as possible. Many of the fields are of broadly similar size, although some larger fields group land of similar characteristics, whilst smaller fields isolate distinct land uses. The houses at Lambton Terrace and Gladstone Terrace have been identified individually whilst the allotment gardens to the rear have also been isolated separately

Stage 1

1) Green Belt functionality (openness). How would the potential loss of Green Belt status impact upon the 5 purposes of the Green Belt as follows:

a) Checking the unrestricted sprawl of the built-up area of South Tyneside, Sunderland or Gateshead?

Most of this section of the Green Belt plays an important role in checking the unrestricted sprawl of the built up area of Washington and the Houghton area, with little opportunity for rounding off.

Pockets that are quite well contained by the existing urban form where there is more opportunity for rounding off are found at fields FA4, FA13 and FA20.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

FA Field assessment	1C, 2C, 3C, 4C, 5D, 6D, 7C, 8C, 9C, 10E, 11D, 12D, 13C, 14A, 15D, 16E, 17E, 18E, 19D, 20B, 21C.
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Gladstone Terrace, field FA14

b) *Preventing the merging of neighbouring settlements of South Tyneside, Sunderland, Washington, Gateshead and Houghton-le-Spring?*

The section centred around fields FA1-FA9, FA12 and FA13 is part of a more extensive Green Belt across the boundary in the Co Durham area. The north eastern section is very narrow and plays an important role in preventing the merging of Washington with Houghton.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

FA Field assessment	1C, 2C, 3C, 4B, 5B, 6B, 7B, 8B, 9B, 10E, 11D, 12B, 13B, 14A, 15C, 16E, 17D, 18D, 19D, 20A, 21D.
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Biddick Woods Greenspace (field FA13)

c) *Safeguard the countryside from further encroachment?*

Much of the area comprises urban fringe, with the larger fields supporting the openness of the wider countryside.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

FA Field assessment	1C, 2D, 3D, 4C, 5B, 6B, 7B, 8A, 9B, 10D, 11C, 12E, 13C, 14A, 15C, 16D, 17E, 18E, 19D, 20A, 21B.
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Looking south towards Mount Pleasant woods (field FA17)

d) Preserving the special and separate characters of historic settlements?

Field FA17 contains ancient woodland.

Fields FA5, FA6, FA7, FA15, FA19 and FA21 provide the setting for Fatfield and the terraced housing along Station Road. Field FA11 incorporates Penschaw Park.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

FA Field assessment	1A, 2A, 3A, 4A, 5B, 6B, 7B, 8A, 9A, 10A, 11C, 12A, 13A, 14B, 15B, 16A, 17B, 18A, 19B, 20A, 21B.
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e) Assist in the regeneration of the urban area of the city, by encouraging the recycling of derelict and other urban land.

Most of the area comprises greenfield sites on the urban fringe, with some greenfield sites within the open countryside.

Fields FA4, FA13, FA20 and FA21 can be considered to be greenfield sites but part of the urban area.

Field FA14 comprises terraced housing- brownfield land in a built up area.

A	Forms part of a built up area, brownfield land
B	Greenfield land within a built up area, or brownfield land in urban fringe
C	Greenfield land in urban fringe or brownfield land in open countryside
D	Greenfield land in open countryside

FA Field
assessment

1C, 2D, 3D, 4B, 5C, 6C, 7C, 8C, 9C, 10D, 11C, 12D, 13C, 14A, 15C,
16D, 17D, 18D, 19C, 20B, 21C.



Looking north across Field FA12, west of Biddick Woods

2) Are there exceptional strategic circumstances that would necessitate this part of the Green Belt to be considered further at Stage 2?

Yes No

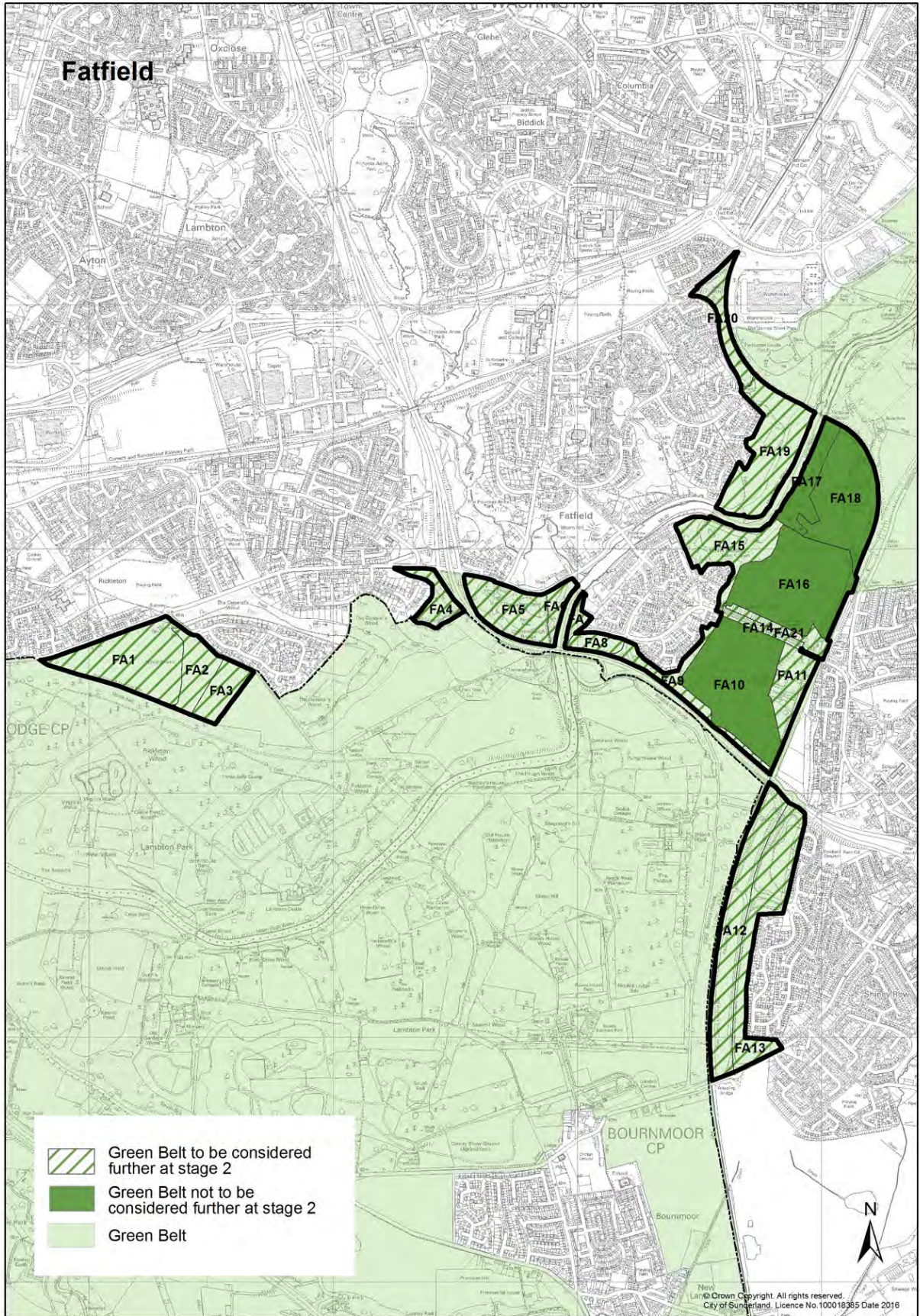
Stage 1 Conclusion

The following Fields are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration given at Stage 2:

Field FA10; Field FA16; Field FA17; Field FA18.

The following Fields are considered further at Stage 2:

Fields FA1 – FA9; Fields FA11 – FA15; Field FA19; Field FA20; Field FA21.



Green Belt Assessment – Cox Green, Offerton and Penshaw Area



Description and location of Green Belt

This portion of the Green Belt lies between Sunderland, Penshaw and Washington, south of the River Wear and north of the A183 Chester Road. It helps to physically separate Sunderland, Houghton-le-Spring and Washington. The hamlets of Offerton and Cox Green lie fully within the Green Belt. The Green Belt helps to create two strategic Green Infrastructure corridors: flanking the River Wear Estuary, and; southwards from the River Wear towards Warden Law and South Hetton.

The Green Belt continues beyond this area to the north, west and south. The Green Belt boundary with Sunderland is distinct, following the A19. At Penshaw, the Green Belt distinctly hugs the residential area, except for the area surrounding the Leamside Line.

The Green Belt forms a rural landscape typified by farmland, the Magnesian Limestone Escarpment and the wooded sloping valley of the River Wear. There are also activities related to the urban fringe including allotments, horse paddocks and a golf course. The Green Belt between Sunderland and Penshaw (Houghton) is over 2km wide, and more than 1km wide between Sunderland and Washington, and Penshaw (Houghton) and Washington.

There has been very little change to the Green Belt since the last boundary modifications in the 1998 UDP, other than a minor housing development within Offerton village. There has also been little further development or change to the areas beside the Green Belt.

As a whole, this section of Green Belt prevents Houghton merging with Sunderland and Washington, as well as safeguarding countryside encroachment and avoiding urban sprawl. The Green Belt also supports major green infrastructure corridors within the area that link to and support national and local wildlife sites.

For assessment purposes, the land has been divided into parcels of land (termed 'fields') based on land use and landscape character. Existing field boundaries or other distinct features have been used to define the fields as far as possible. Many of the fields are of broadly similar size, although some larger fields group land of similar characteristics, whilst smaller fields isolate distinct land uses. The Penshaw/Pallion Way footpath along the former railway line has been identified individually, whilst the developed areas of Cox Green and Offerton have also been isolated separately.

Stage 1

- 1) **Green Belt functionality (openness). How would the potential loss of Green Belt status impact upon the 5 purposes of the Green Belt as follows:**

a) *Checking the unrestricted sprawl of large built-up areas?*

The fields adjoining Penshaw are partially contained by the built up area and there is minor potential for rounding off the existing urban area. Otherwise, development of any part of the rest of this section of the Green Belt would result in substantial protrusion into the wider Green Belt.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

CO Field assessment	1C, 2C, 3D, 4D, 5B, 6C, 7D, 8E, 9E, 10E, 11E, 12E, 13E 14E,15E, 16B, 17E, 18E, 19E, 20E, 21E, 22E, 23E, 24B, 25E, 26E, 27E, 28E, 29E, 30E, 31D, 32B.
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Paddocks and allotments east of Penshaw Village

b) *To prevent neighbouring town merging into one another (in this case Sunderland, Washington and Houghton-le-Spring)?*

The Green Belt in this area as a whole is quite wide east-west and north-south, though the gap between Penshaw and Washington is fairly narrow. There are a few urban fringe fields that would have a minor impact on Green Belt merging. Central fields would split the Green Belt area and have a more significant impact.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

CO Field assessment	1B, 2B, 3D, 4D, 5A, 6B, 7C, 8D, 9D, 10D, 11D, 12D, 13D, 14D, 15D, 16A, 17B, 18D, 19D, 20D, 21D, 22D, 23D, 24B, 25D, 26D, 27D, 28D, 29D, 30B, 31C, 32A.
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East of Station Road, Penshaw

c) *Assist in safeguarding the countryside from encroachment?*

The fields adjacent to the built up area of Penshaw constitute urban fringe. The remainder constitute open countryside and play an important role in supporting the openness of the wider countryside.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

CO Field assessment :	1C, 2C, 3E, 4E, 5A, 6C, 7E, 8E, 9E, 10E, 11E, 12E, 13E, 14E, 15E, 16B, 17E, 18E, 19E, 20E, 21E, 22E, 23E, 24C, 25E, 26E, 27E, 28E, 29E, 30E, 31D, 32D.
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Looking eastwards from Victoria Viaduct towards Penshaw Monument

d) Preserving the setting and separate characters of historic towns and settlements?

Field 9 contains the grade II listed Penshaw monument.
 Fields 12, 20, 22, 25 and 29 contain ancient woodland.
 Fields 24 and 16 comprise Offerton and Cox Green settlements. The fields surrounding these settlements have an important impact upon their character and setting. Otherwise, there is little relationship between the remaining fields and historic settlements.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

CO Field assessment	1A, 2A, 3B, 4B, 5B, 6B, 7B, 8A, 9E, 10A, 11A, 12B, 13A, 14A, 15E, 16D, 17A, 18B, 19A, 20E, 21E, 22E, 23E, 24D, 25E, 26A, 27A, 28A, 29B, 30A, 31E, 32B.
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Offerton Village and Green Belt to north east

e) *Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

Most of the fields are greenfield sites within the open countryside. Field 5 is a greenfield site that is part of the urban area, whereas fields 1, 2, 3 and 6 are greenfield sites within the urban fringe and field 8 is brownfield land within the open countryside.

A	Forms part of a built up area, brownfield land
B	Greenfield land within a built up area, or brownfield land in urban fringe
C	Greenfield land in urban fringe or brownfield land in open countryside
D	Greenfield land in open countryside

CO Field assessment	1C, 2C, 3C, 4D, 5B, 6C, 7D, 8C, 9D, 10D, 11D, 12D, 13D, 14D, 15D, 16A, 17D, 18D, 19D, 20D, 21D, 22D, 23D, 24A, 25D, 26D, 27D, 28D, 29D, 30D, 31C, 32A.
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Penshaw Woods and Cox Green

2) Are there exceptional strategic circumstances that would necessitate this part of the Green Belt to be considered further at Stage 2?

Yes No

Stage 1 Conclusion

The following Fields are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration given at Stage 2:

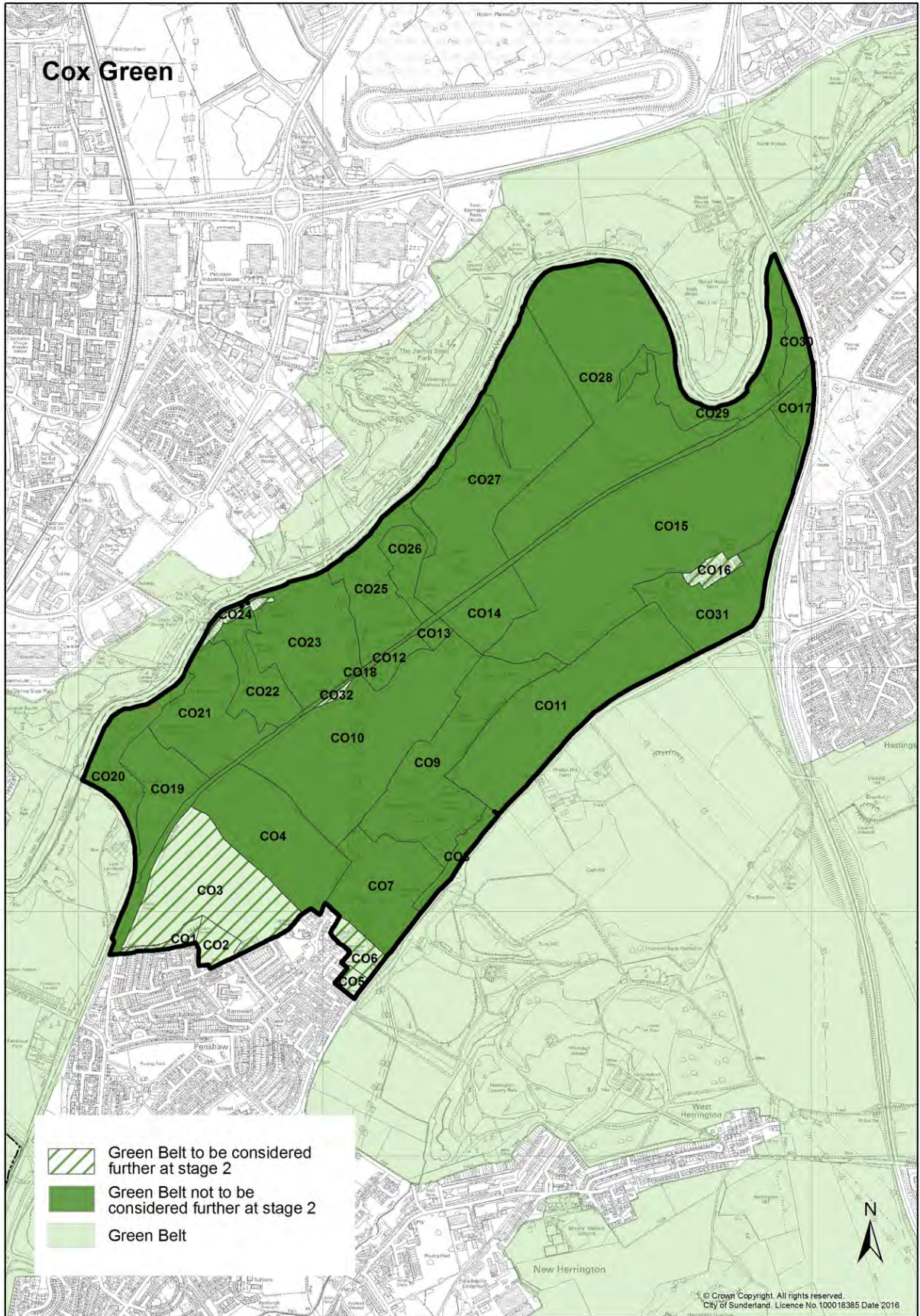
Field CO4; Field CO7; Field CO8; Field CO9; Field CO10; Field CO11; Field CO12; Field CO13; Field CO14; Field CO15; Field CO17; Field CO18; Field CO19; Field CO20; Field CO21; Field CO22; Field CO23; Field CO25; Field CO26; Field CO27; Field CO28; Field CO29; Field CO30; Field CO31.

The following Fields are considered further at Stage 2:

Field CO1; Field CO2; Field CO3; Field CO5; Field CO6; Field CO16; Field CO24; Field CO32.



Wearside Golf Course



Green Belt Assessment – New Herrington Area



Description and location of Green Belt

This portion of the Green Belt lies between Sunderland and Houghton-le-Spring, west of the A19 and east of the A183 and incorporating Herrington Country Park. It helps to physically separate Sunderland and Houghton-le-Spring. The Green Belt helps to create a strategic Green Infrastructure corridor that links the River Wear Estuary to the north and Warden Law and South Hetton to the south.

The Green Belt continues beyond this area to the north, south and the east. The Green Belt boundary is distinct, closely following the built-up area at Penshaw, New Herrington and West Herrington, and also the A19 at Hastings Hill. Part of New Herrington (Lady Beatrice Terrace and Office Row) lies fully within the Green Belt.

The Green Belt forms a semi-rural landscape typified by farmland, but also including Herrington Country Park, which has formal features but blends well into the surrounding rolling countryside. The Green Belt between Sunderland and Houghton varies between 2km and 3km in width, except for the narrow gap between West and Middle Herrington which is 500m wide.

The reclamation of the former Herrington Colliery site and creation of Herrington Country Park represents a major change to this section of Green Belt. It has transformed the landscape from industrial to rural/recreational. This has also had an enormous impact on the outlook of the surrounding residential areas of West Herrington, New Herrington and Penshaw. New development in these areas has, however, been limited- residential development at Chislehurst Road, near Herrington Burn, being the exception.

As a whole, this section of Green Belt prevents Houghton merging with Sunderland as well as safeguarding countryside encroachment and avoiding urban sprawl. The Green Belt also supports major green infrastructure corridors within the area that link to and support national and local wildlife sites.

For assessment purposes, the land has been divided into parcels of land (termed 'fields') based on land use and landscape character. Existing field boundaries or other distinct features have been used to define the fields as far as possible. Many of the fields are of broadly similar size, although some larger fields group land of similar characteristics, whilst smaller fields isolate distinct land uses. West Herrington Cemetery has been identified individually, for instance, whilst the developed area of Lady Beatrice Terrace and Office Row together with the access road has also been isolated separately.

Stage 1

1) Green Belt functionality (openness). How would the potential loss of Green Belt status impact upon the 5 purposes of the Green Belt as follows:

a) *Checking the unrestricted sprawl of large built-up areas?*

With the exception of a few small areas that are partially contained by the adjoining built up area, for the most part, the impact of development would result in substantial protrusion into the wider Green Belt.

Field HE6 constitutes Lady Beatrice Terrace and Office Row.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

HE Field assessment	1B, 2C, 3E, 4D, 5E, 6A, 7D, 8C, 9B, 10E, 11E, 12E, 13E, 14E.
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b) *To prevent the merging of neighbouring towns merging into one another (in this case Sunderland and Houghton-le-Spring)?*

This section of the Green Belt is important in preventing the merging of the Houghton area with Sunderland.

For the most part the Green Belt is wide- some urban fringe fields would have only limited impact, whilst central areas would have far more of an impact.

The Green Belt is much narrower at West Herrington, and any development at field HE3 would have a huge impact.

Field HE6 is already considered to be a built up intrusion within the Green Belt with no further sprawl feasible.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

HE Field assessment	1B, 2C, 3E, 4C, 5D, 6A, 7E, 8C, 9B, 10D, 11D, 12D, 13D, 14B.
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c) Assist in safeguarding the countryside from encroachment?

Fields HE1, HE2 and HE4 are very small fields that comprise urban fringe, on the edge of West Herrington. The remainder is part of the wider open countryside. Field HE6 - any further encroachment would be within the confines of the settlement boundary.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

HE Field assessment	1C, 2C, 3E, 4C, 5E, 6A, 7E, 8D, 9D, 10E, 11E, 12E, 13E, 14E.
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Looking south towards New Herrington, with the Houghton section of Green Belt to the left of the picture on the horizon.

d) Preserving the setting and separate characters of towns and historic settlements?

Fields HE1 - HE4 have a role in preserving the historic setting and character of West Herrington.

Field HE12 comprises ancient woodland and the alignment of the former Lambton waggonway.

Field HE6 has minor historic interest; any development here would be within its boundary and would not impact upon its setting.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

HE Field assessment	1C, 2D, 3C 4C, 5A, 6B, 7B, 8B, 9B, 10A, 11A, 12B, 13A, 14A.
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e) Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The land comprises greenfield sites in open countryside or urban fringe. Field HE6 is a developed area.

A	Forms part of a built up area, brownfield land
B	Greenfield land within a built up area, or brownfield land in urban fringe
C	Greenfield land in urban fringe or brownfield land in open countryside
D	Greenfield land in open countryside

HE Field assessment	1C, 2C, 3D, 4C, 5D, 6A, 7C, 8C, 9C, 10D, 11D, 12D, 13D, 14D.
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Looking north across Herrington Country Park (field HE7) towards Penshaw Monument

2) Are there exceptional strategic circumstances that would necessitate this part of the Green Belt to be considered further at Stage 2?

Yes No

Stage 1 Conclusion

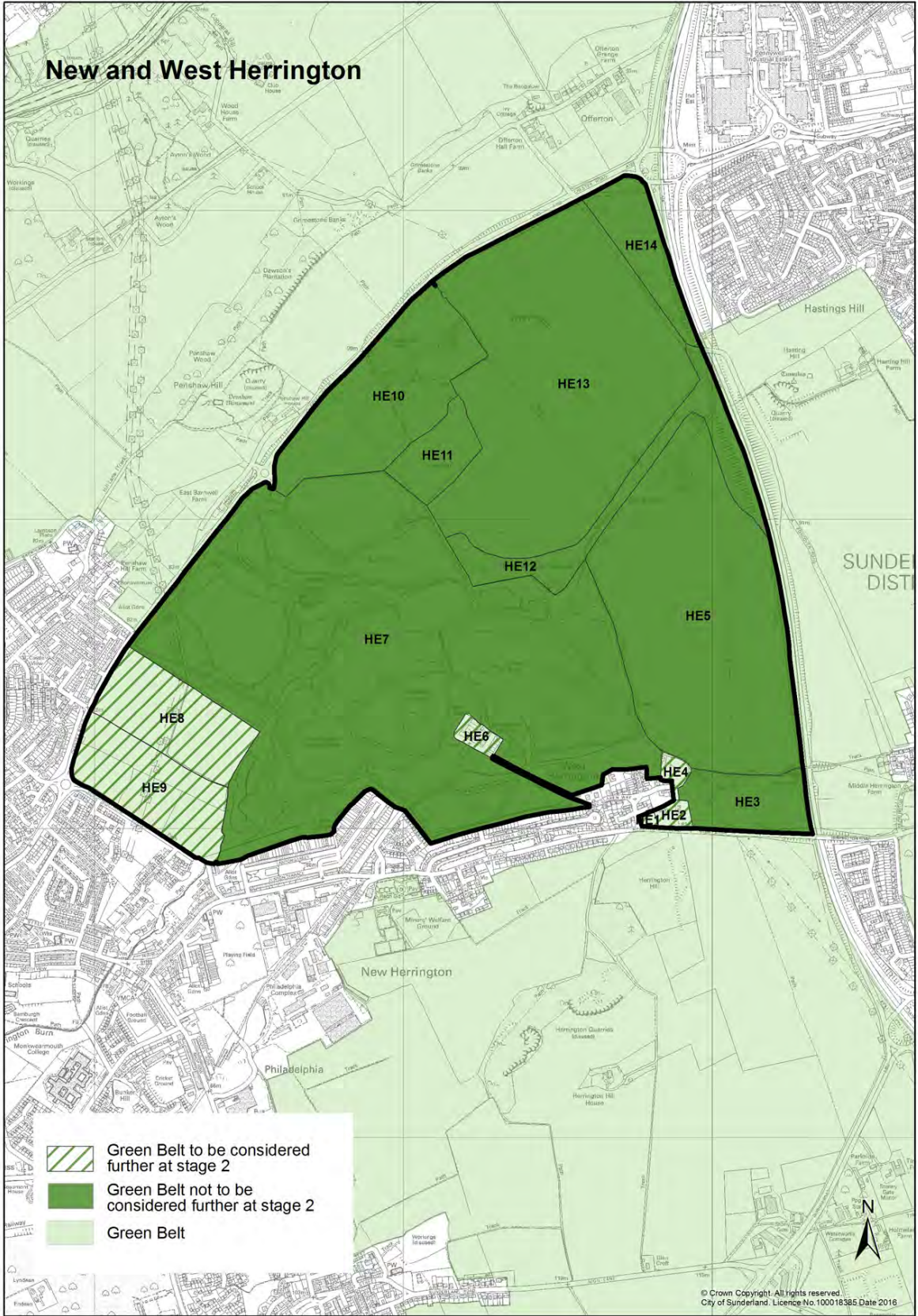
The following Fields are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration given at Stage 2:

Field HE3; Field HE5; Field HE7; Field HE10 – HE14.

The following Fields will be considered further at Stage 2:

Field HE1; Field HE2; Field HE4; Field HE6; Field HE8; Field HE9.

New and West Herrington



Green Belt Assessment – Middle Herrington Area



Description and location of Green Belt

This portion of the Green Belt lies to the east of the A19, along the western edge of Sunderland. It helps to physically separate Sunderland and Houghton-le-Spring. The Green Belt forms part of a Green Infrastructure corridor that extends into the heart of the main built-up area, enabling Barnes Park (and its Extensions) to join to the wider Green Belt at Herrington.

In some respects, the A19 creates a physical barrier and division to this area from the wider Green Belt at Herrington, though in landscape terms this is often not visible, giving the appearance of a seamless rolling landscape up to the edge of the Sunderland built-up area.

The Green Belt boundary with Sunderland is distinct, following the urban area and clear field boundaries for the majority of the area.

Though much of the area is agricultural farmland, the proximity of the urban area ensures that this portion of Green Belt is urban fringe, which is further felt to the south where the Green Belt includes formal parkland and amenity greenspace. The Green Belt between Sunderland and Houghton extends to over 3km in width, but narrows to just 500m between West and Middle Herrington.

There has been virtually no change to the Green Belt since the last boundary modifications in the 1998 UDP. There has also been little further development or change to the areas beside the Green Belt.

As a whole, this section helps to prevent the merging of Sunderland and Houghton, which is especially relevant where the gap to West Herrington is already narrow and the Green Belt acts to prevent urban sprawl and further corridor narrowing. The Green Belt also supports major green infrastructure corridors within the area that link to and support nationally protected wildlife sites and scheduled ancient monuments.

For assessment purposes, the land has been divided into parcels of land (termed 'fields') based on land use and landscape character. Existing field boundaries or other distinct features have been used to define the fields as far as possible. Many of the fields are of broadly similar size, although some larger fields group land of similar characteristics, whilst smaller fields isolate distinct land uses. Hastings Hill cursus has been identified individually, whilst a small development of two dwelling houses has also been isolated separately.

1) Green Belt functionality (openness). How would the potential loss of Green Belt status impact upon the 5 purposes of the Green Belt as follows:

a) Checking the unrestricted sprawl of large built-up areas?

The fields towards the south have more than one boundary with the built up area with the potential for some rounding off, particularly in the case of fields MD7 and MD8. The fields to the north are partially contained by the built up area whereas field MD3 has no boundary with the built up area.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

MD Field assessment	1C, 2C, 3E, 4C, 5C, 6C, 7A, 8A, 9B.
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Looking west across Field MD6 towards MD9

b) To prevent neighbouring towns merging into one another (in this case Sunderland and Houghton-le-Spring)?

The Green Belt narrows quite significantly between West Herrington and Middle Herrington- consequently, development of fields MD5 and MD6 would cause a major impact. Elsewhere, development of a single field would not narrow the Green Belt very significantly.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

MD Field assessment	1A, 2B, 3B, 4C, 5D, 6D, 7B, 8A, 9C.
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c) Assist in safeguarding the countryside from encroachment?

Fields MD1, MD7 and MD8, and to a lesser degree field MD6 are considered to comprise urban fringe. The remaining fields feel more separate from the urban area and have a greater role in supporting the openness of the wider countryside beyond the A19.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

MD Field assessment	1B, 2D, 3D, 4D, 5D, 6C, 7B, 8B, 9B.
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View from Stoneygate across the Green Belt. Middle Herrington GB Area can be seen in the middle distance

d) *Preserving the setting and separate characters of historic towns and settlements?*

Fields MD3 and MD4 contain Neolithic remains and earthworks, of important relevance to Hastings Hill.

Ridge and furrow marks can still be seen in fields MD6 and MD8, the latter forming parkland attached to the now demolished Herrington Hall, formerly located towards the northern edge of field MD7. These fields therefore have an historic link to the setting and character of East Herrington.

The remaining fields have a less important contribution to this purpose of the Green Belt.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

MD Field assessment	1A, 2B, 3C, 4C, 5B, 6B, 7C, 8C, 9B.
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South of Hastings Hill (Field MD4)

- e) *Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

Most of the fields constitute greenfield land on the urban fringe, with fields MD7 and MD8 comprising greenfield sites considered to be part of the urban area.

A	Forms part of a built up area, brownfield land
B	Greenfield land within a built up area, or brownfield land in urban fringe
C	Greenfield land in urban fringe or brownfield land in open countryside
D	Greenfield land in open countryside

MD Field assessment	1C, 2C, 3C, 4C, 5C, 6C, 7B, 8B, 9A.
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- 2) **Are there exceptional strategic circumstances that would necessitate this part of the Green Belt to be considered further at Stage 2?**

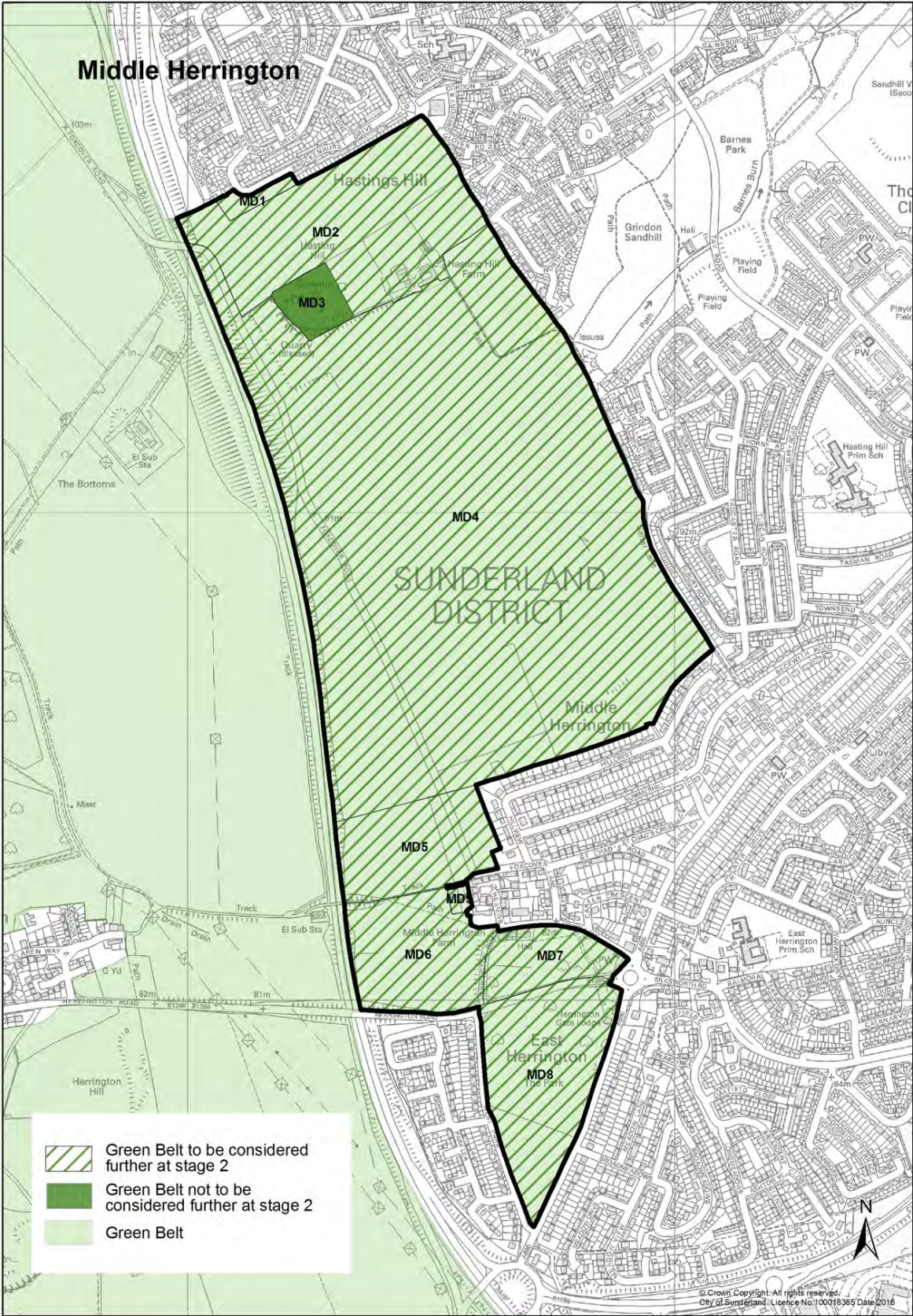
Yes No

Stage 1 Conclusion

Field MD3 is considered to be fundamental to the purpose(s) of the Sunderland Green Belt and is recommended for full retention, without any further consideration given at Stage 2:

The remaining Fields will be considered further at Stage 2:

Field MD1; Field MD2; Fields MD4 - Field MD9.



Green Belt Assessment - Houghton Area



Description and Location of Green Belt

This portion of the Green Belt lies between Sunderland and Houghton-le-Spring, west of the A19 and A690 and south of New Herrington. It helps to physically separate Sunderland and Houghton-le-Spring. The Green Belt helps to create a strategic Green Infrastructure corridor that links the River Wear Estuary to the north and Warden Law and South Hetton to the south.

The Green Belt continues beyond this area to the north and south. The Green Belt boundary with Sunderland is distinct, following the A19. To the west, however, the boundary is less clear. On the one hand, the Green Belt incorporates a small part of industrial land at Philadelphia as well as the private grounds of New Herrington Workmens Club. On the other hand, open land is omitted at West Herrington, as well as the churchyard and paddocks to the east of Newbottle and greenspace to the north of Houghton town centre. The remainder of this boundary hugs the built-up area.

The Green Belt forms a rural landscape typified by farmland and the Magnesian Limestone Escarpment, although the landfill site at Houghton provides a stark contrast. There are also activities related to the urban fringe including allotments, formal parkland and horse paddocks. The Green Belt between Sunderland and Houghton varies between 1.5km and 2.5km in width, except for the narrow gap between West and Middle Herrington which is 500m wide.

There has been very little change to the Green Belt since the last boundary modifications in the 1998 UDP, other than landfilling at the Houghton Quarry site. There has also been little further development or change to the areas beside the Green Belt.

As a whole, this section of Green Belt prevents Houghton merging with Sunderland as well as safeguarding countryside encroachment and avoiding urban sprawl. The Green Belt also supports major green infrastructure corridors within the area that link to and support national and local wildlife sites.

For assessment purposes, the land has been divided into parcels of land (termed 'fields') based on land use and landscape character. Existing field boundaries or other distinct features have been used to define the fields as far as possible. Many of the fields are of broadly similar size, although some larger fields group land of similar characteristics, whilst smaller fields isolate distinct land uses.

Stage 1

- 1) **Green Belt functionality (openness). How would the potential loss of green belt status impact upon the 5 purposes of the green belt as follows:**

- a) *Checking the unrestricted sprawl of large built-up areas?*

Most of the fields along the western and northern edge have at least one boundary with the urban area, with one or two fields with potential for rounding off. Towards the east, the impact of development would result in a substantial protrusion into the wider Green Belt.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

HO Field assessment	1A, 2C, 3D, 4D, 5E, 6E, 7E, 8E, 9E, 10E, 11D, 12D, 13A, 14E, 15E, 16E, 17E, 18E, 19C, 20E, 21E, 22D, 23E, 24E, 25E, 26D, 27D, 28D, 29C, 30E
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East of Philadelphia (Field HO11)

- b) *To prevent neighbouring town merging into one another (in this case Sunderland and Houghton-le-Spring)?*

The Green Belt is fairly wide, though narrows at the north beside West Herrington. In most cases, development of a single field would not narrow the Green Belt very significantly, though any development within central fields would cause a clear split in the Green Belt width.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

HO Field assessment	1A, 2B, 3B, 4B, 5C, 6D, 7D, 8D, 9D, 10D, 11C, 12D, 13A, 14C, 15D, 16D, 17D, 18C, 19C, 20D, 21D, 22C, 23D, 24D, 25B, 26C, 27B, 28B, 29C, 30B
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c) Assist in safeguarding the countryside from encroachment?

Westernmost fields constitute urban fringe whilst the eastern fields are part of the wider open countryside, including those flanking the A19.

Fields HO1 and HO13 make no contribution to safeguarding the countryside from further encroachment.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

HO Field assessment	1A, 2C, 3C, 4C, 5E, 6E, 7E, 8E, 9E, 10E, 11C, 12D, 13A, 14C, 15E, 16E, 17E, 18E, 19D, 20D, 21E, 22D, 23E, 24E, 25E, 26D, 27C, 28C, 29D, 30C
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Looking North towards Herrington Hill

d) Preserving the setting and separate characters of historic towns and settlements?

The fields within proximity to Newbottle have been instrumental to the development of the settlement and contribute to its character and setting, whilst other fields have a relationship to important historical features, such as the ancient woodland. There is less of a contribution from the fields around West Herrington.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

HO Field assessment	1A, 2A, 3A, 4C, 5B, 6B, 7A, 8A, 9B, 10A, 11C, 12B, 13A, 14E, 15C, 16B, 17A, 18A, 19E, 20C, 21A, 22C, 23B, 24A, 25B, 26A, 27A, 28A, 29A, 30B.
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Looking North towards Newbottle

e) Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Most of the fields are greenfield sites within the open countryside or on the urban fringe. Houghton quarry landfill site is a brownfield site as are Fields HO1 and HO13.

A	Forms part of a built up area, brownfield land
B	Greenfield land within a built up area, or brownfield land in urban fringe
C	Greenfield land in urban fringe or brownfield land in open countryside
D	Greenfield land in open countryside

HO Field assessment	1B, 2C, 3C, 4C, 5D, 6D, 7D, 8D, 9D, 10D, 11C, 12D, 13A, 14D, 15D, 16D, 17D, 18C, 19C, 20D, 21D, 22C, 23D, 24D, 25C, 26C, 27C, 28C, 29C, 30C
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2) Are there exceptional strategic circumstances that would necessitate this part of the Green Belt to be considered further at Stage 2?

Yes No

Field HO29 – The lifespan of landfill operations at Houghton Quarry is uncertain, and alternative uses are being considered.

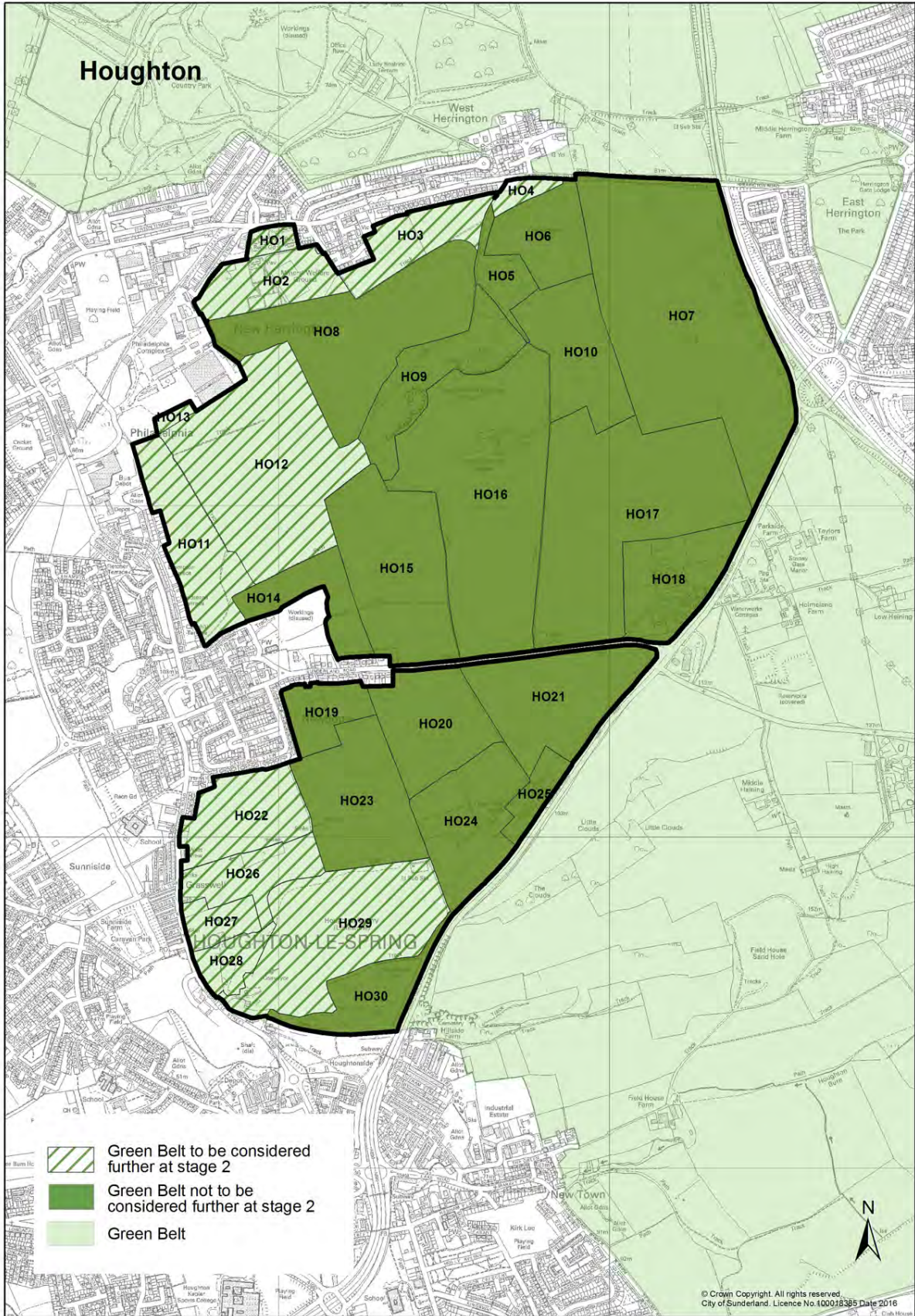
Stage 1 Conclusion

The following Fields are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration given at Stage 2:

Fields HO5 – HO10; Fields HO14 – HO21; Field HO23 – HO25; Field HO30.

The following Fields will be considered further at Stage 2:

Field HO1; Field HO2; Field HO3; Field HO4; Field HO11; Field HO12; Field HO13; Field HO22; Field HO26; Field HO27; Field HO28; Field HO29.



Green Belt Assessment – Warden Law Area



Description and location of Green Belt

This portion of the Green Belt lies between Sunderland and Houghton-le-Spring, south of the A19, east of the A690 and north of the B1404. It helps to physically separate Sunderland and Houghton-le-Spring. The Green Belt helps to create two strategic Green Infrastructure corridors that link the River Wear Estuary north-south to County Durham, and also eastwards to the North Sea, between Ryhope and Seaham.

The Green Belt continues beyond this area to the northwest and east. The Green Belt boundary with Sunderland is distinct, following the A19, and the B1404 also forms a clear boundary to the south. The boundary at Houghton is relatively clear, following the urban area for the most part, although there remains greenfield land at Market Place that is allocated for employment use.

Overall, the Green Belt forms a rural landscape typified by farmland and the Magnesian Limestone landscape. However, beside Houghton there are also activities related to the urban fringe including allotments, a cemetery, public house and horse paddocks, and further east at Warden Law there is also a go-kart track, further horse paddocks and a golf course.

The Green Belt between Sunderland and Houghton varies between 2km and 2.5km in width.



South from Warden Law showing the go-kart track

There has been very little change to the Green Belt since the last boundary modifications in the 1998 UDP, other than at Old Burdon Farm, where fishing lakes and a Golf Course have been constructed on agricultural land, altering the landscape character. There has also been little further development or change to the areas beside the Green Belt.

As a whole, this section of Green Belt prevents Houghton merging with Sunderland as well as safeguarding countryside encroachment and avoiding urban sprawl. The Green Belt also supports major green infrastructure corridors within the area that link to and support national and local wildlife sites.

For assessment purposes, the land has been divided into parcels of land (termed 'fields') based on land use and landscape character. Existing field boundaries or other distinct features have been used to define the fields as far as possible. Many of the fields are of broadly similar size, although some larger fields group land of similar characteristics, whilst smaller fields isolate distinct land uses. Hillside Cemetery and the car sales garage at Stoneygate for instance have been identified individually, whilst the go-kart track and Sharperley golf course have also been isolated separately.

Stage 1

1) **Green Belt functionality (openness). How would the potential loss of Green Belt status impact upon the 5 purposes of the Green Belt as follows:**

a) *Checking the unrestricted sprawl of large built-up areas?*

Most of the area has no boundary with the urban area and consists of greenfield land in open countryside. As such, any development would result in a substantial protrusion into the wider Green Belt. The fields to the western edge bound the urban area of Houghton.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

WA Field assessment	1E, 2E, 3E, 4E, 5E, 6E, 7E, 8E, 9E, 10E, 11E, 12E, 13E, 14E, 15E, 16E, 17E, 18E, 19E, 20E, 21C, 22E, 23D, 24E, 25E, 26E, 27D, 28E, 29E, 30E, 31E, 32D, 33D, 34E, 35E, 36E, 37E, 38E, 39E, 40E, 41E, 42D.
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Field 33 towards Seaham Road

b) *To prevent neighbouring settlements towns merging into one another (in this case Sunderland, Houghton-le-Spring and Seaham)?*

This area forms a wide Green Belt area between Sunderland, Seaham and Houghton. Any development within central fields would cause a clear split in the Green Belt width, whilst fields on the edge would have less of an impact on the gap. Easternmost fields form a narrower Green Belt area, though it should be noted that further adjacent Green Belt land exists in County Durham.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

WA Field assessment	1D, 2C, 3D, 4D, 5C, 6C, 7C, 8C, 9D, 10D, 11D, 12D, 13D, 14D, 15D, 16D, 17D, 18D, 19D, 20D, 21B, 22D, 23B, 24D, 25D, 26D, 27C, 28D, 29D, 30D, 31D, 32B, 33C, 34C, 35C, 36C, 37C, 38D, 39D, 40D, 41C, 42B.
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Looking north from Warden Law towards Doxford International

c) *Assist in safeguarding the countryside from encroachment?*

Almost all of the area is physically separate from the urban area (with the exception of fields WA21, WA23, WA27, WA32 and WA33), and supports the openness of the wider countryside.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

WA Field assessment	1E, 2E, 3E, 4E, 5E, 6E, 7E, 8E, 9E, 10E, 11E, 12E, 13E, 14E, 15E, 16E, 17E, 18E, 19E, 20E, 21C, 22E, 23D, 24E, 25E, 26E, 27C, 28E, 29E, 30E, 31E, 32D, 33D, 34E, 35E, 36E, 37E, 38E, 39E, 40E, 41E, 42D.
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Field 23

d) Preserving the setting and separate characters of historic towns and settlements?

Fields WA37 and WA38 contain Neolithic round barrows, field WA1 contains Stoneygate Pumping station, and field WA21 is Houghton Hillside Cemetery. Fields WA12, WA13, WA34, WA35, WA31 contain the route of the historic Hetton Colliery railway, and Field WA40 contains Old Burdon Hamlet.

Otherwise, this section of the Green Belt plays a very minor role in preserving the special character of historic settlements.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

WA Field assessment	1D, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12B, 13B, 14A, 15A, 16A, 17A, 18A, 19A, 20A, 21D, 22B, 23B, 24B, 25A, 26A, 27B, 28A, 29A, 30A, 31B, 32B, 33B, 34B, 35B, 36A, 37C, 38C, 39A, 40D, 41A, 42B.
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Towards Warden Law from Copt Hill

- e) *Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

Most of the area consists of greenfield land in open countryside. Westernmost fields constitute greenfield land on the urban fringe. Fields WA1 and WA3 are partly developed and fields WA18 and WA31 and brownfield sites within the open countryside.

A	Forms part of a built up area, brownfield land
B	Part of a built up area, Greenfield land
C	Greenfield land in urban fringe or brownfield land in open countryside
D	Greenfield land in open countryside

WA Field assessment	1C, 2D, 3C, 4D, 5D, 6D, 7D, 8D, 9D, 10D, 11D, 12D, 13D, 14D, 15D, 16D, 17D, 18C, 19D, 20D, 21C, 22D, 23D, 24D, 25D, 26D, 27D, 28D, 29D, 30D, 31C, 32C, 33D, 34D, 35D, 36D, 37D, 38D, 39D, 40D, 41D, 42D.
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- 2) **Are there exceptional strategic circumstances that would necessitate this part of the Green Belt to be considered further at Stage 2?**

Yes No

Stage 1 Conclusion

The following Fields are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration given at Stage 2:

Fields WA1 – WA20; Field WA22; Field WA24; Field WA25; Field WA26; Field WA28 – WA31; Fields WA34 – WA41.

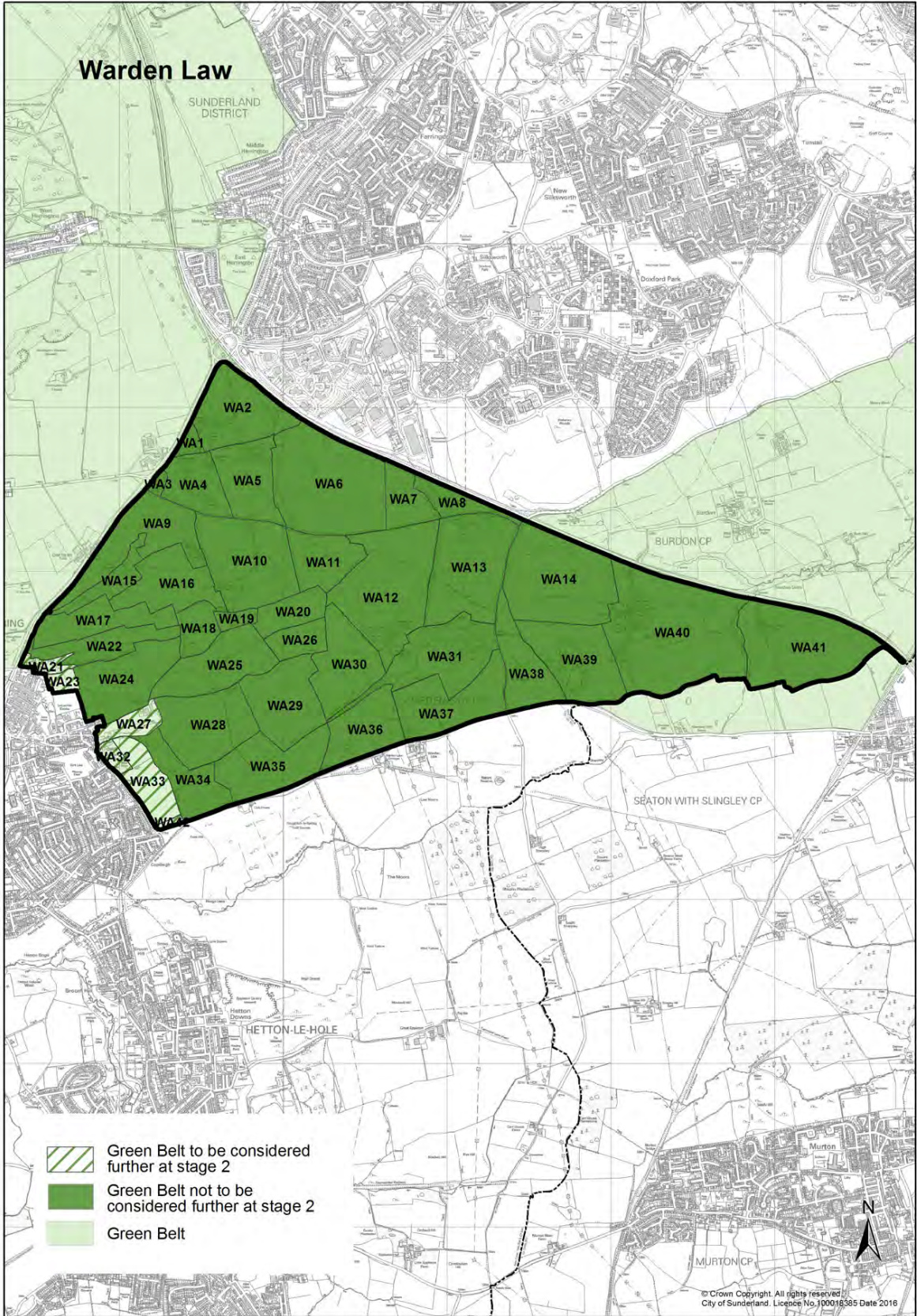
The following Fields will be considered further at Stage 2:

Field WA21; Field WA23; Field WA27; Field WA32; Field WA33; Field WA42.



North from Hangman's Lane from Warden Law

Warden Law



Green Belt Assessment – Burdon-South Ryhope Area



Description and location of Green Belt

This portion of the Green Belt lies on the south side of Sunderland, and forms part of a wider swathe of Green Belt that extends southwards into County Durham. It helps to physically separate the villages of Ryhope, Silksworth and Doxford Park (south Sunderland) from Seaham. The hamlets of Burdon and Old Burdon lie fully within the Green Belt. The Green Belt helps to create a strategic Green Infrastructure corridor from the North Sea inland to the Magnesian Limestone Escarpment between Sunderland and Houghton-le-Spring.

For the most part, the Green Belt is physically separated from the Sunderland built-up area by greenfield land. To the west is greenfield land at Chapelgarth (Doxford Park) that is allocated for housing in the UDP. To the south and east of Hall Farm and Tunstall Lodge there is a narrow strip of settlement break (agricultural land) that widens out considerably as it extends towards Tunstall Bank. At Cherry Knowle, the Green Belt forms a boundary with the hospital grounds, and at South Ryhope, greenfield land has been earmarked for development. The coastal strip to the east of the Durham Coast Railway has not been identified as Green Belt, unlike the coastal land immediately to the south of Ryhope Dene in County Durham.

The northern Green Belt boundary is quite distinct, following Burdon Lane as far as the edge of Cherry Knowle hospital grounds. To the east of the A1018, however, the Green Belt boundary does not follow a specific geographical boundary eastwards until it reaches the Durham Coast Railway. East of the railway, the boundary follows Ryhope Dene to the coast.

The Green Belt forms a rural landscape typified by coastal Magnesian Limestone farmland which flanks the west-east incised Burdon/Cherry Knowle/Ryhope Dene. For the most part, the Green Belt between Sunderland and Seaham is over 1km wide, except between Cherry Knowle and Seaham Grange Industrial Estate where the gap is reduced to approximately 625m.

There has been very little change to the Green Belt since the last boundary modifications in the 1998 UDP, other than minor residential infilling at Burdon village, and the erection of a special educational needs bungalow at Ryhope Dene House. There has been development beside the Green Belt at Ryhope with the construction of the Southern Radial Route, together with new housing beside Stockton Road and at Highclere Drive. Further development has also taken place at Cherry Knowle, with the creation of a new hospice and road.

As a whole, this section helps to prevent the merging of Sunderland with Seaham, as well as safeguarding countryside encroachment and avoiding urban sprawl. The Green Belt also supports a major east-west green infrastructure corridor that links to and supports international, national and local wildlife sites.

For assessment purposes, the land has been divided into parcels of land (termed 'fields') based on land use and landscape character. Existing field boundaries or other distinct features have been used to define the fields as far as possible. Many of the fields are of broadly similar size, although some larger fields group land of similar characteristics, whilst smaller fields isolate distinct land uses. Cherry Knowle

Dene and Ryhope Dene have been identified individually, whilst the developed area of Burdon Village has also been isolated separately.

Stage 1

1) **Green Belt functionality (openness). How would the potential loss of green belt status impact upon the 5 purposes of the green belt as follows:**

a) *Checking the unrestricted sprawl of large built-up areas?*

Most of the area has no boundary with the urban area and consists of greenfield land in open countryside. As such, any development would result in a substantial protrusion into the wider Green Belt. Eastern fields have a boundary with Ryhope (urban fringe).

Field 5 constitutes Burdon Village.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

BU Field assessment	1E, 2E, 3E, 4D, 5B, 6E, 7D, 8E, 9E, 10E, 11D, 12E, 13E, 14C
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Sea fret at South Ryhope, viewed southwards to Ryhope Dene (Field BU12)

b) To prevent neighbouring towns merging into one another (in this case Sunderland, Houghton-le-Spring and Seaham?)

This area forms a wide Green Belt area between Sunderland, Seaham and Houghton. Any development within central fields would cause a clear split in the Green Belt width, whilst fields on the edge would have less of an impact on the gap. Easternmost fields form a narrower Green Belt area, though it should be noted that further adjacent Green Belt land exists in County Durham.

Field BU14 is already largely developed and is considered to have limited impact on the area's Green Belt width.

Field BU5 is already considered to be a built up intrusion within the Green Belt with very little further sprawl feasible.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

BU Field assessment	1C, 2C, 3C, 4C, 5B, 6D, 7D, 8C, 9D, 10C, 11D, 12D, 13C, 14B
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c) Assist in safeguarding the countryside from encroachment?

Most of the area is physically separate from the urban area, and supports the openness of the wider countryside.

Field BU4 constitutes urban fringe, and development is taking place alongside more than one of its boundaries.

Field BU11 is also urban fringe, and likely to form a SUDS area.

Field BU14 is mostly built-up and would also constitute urban fringe.

Field BU5 forms Burdon Village and as such any further encroachment would be within the confines of the settlement boundary.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

BU Field assessment	1E, 2E, 3E, 4D, 5C, 6E, 7E, 8E, 9E, 10E, 11D, 12E, 13E, 14C
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Cherry Knowle Dene (Field BU10)

d) Preserving the setting and separate characters of historic towns and settlements?

Fields BU1, BU2 and BU6 help to form the boundary of Burdon Village. Development here would affect the setting and character of the Village. Fields BU8, BU10 and BU13 comprise Ancient Semi-Natural Woodland denes, woodland over 400 years old. Fields BU4, BU7 and BU11 help to form the urban boundary of Ryhope Village. Field BU5 is Burdon Village; any development here would be within its boundary and would not impact upon its setting, but may affect its character.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

BU Field assessment	1E, 2E, 3A, 4B, 5D, 6E, 7B, 8B, 9A, 10B, 11B, 12A, 13B, 14A
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e) *Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

Most of the area consists of Greenfield land in open countryside. Fields BU4 and BU11 beside Ryhope constitute greenfield land in the urban fringe, whilst field BU14 is developed (effectively brownfield) land in the urban fringe. Field BU5 is Burdon Village and therefore brownfield land forming part of a built up area.

A	Forms part of a built up area, brownfield land
B	Greenfield land within a built up area, or brownfield land in urban fringe
C	Greenfield land in urban fringe or brownfield land in open countryside
D	Greenfield land in open countryside

BU Field assessment	1D, 2D, 3D, 4C, 5A, 6D, 7D, 8D, 9D, 10D, 11C, 12D, 13D, 14C
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Field BU4 viewed towards Cherry Knowle

2) **Are there exceptional strategic circumstances that would necessitate this part of the Green Belt to be considered further at Stage 2?**

Yes No

Field BU12 forms part of a “Location for Major Development” in the Preferred Options Core Strategy and will be considered further.

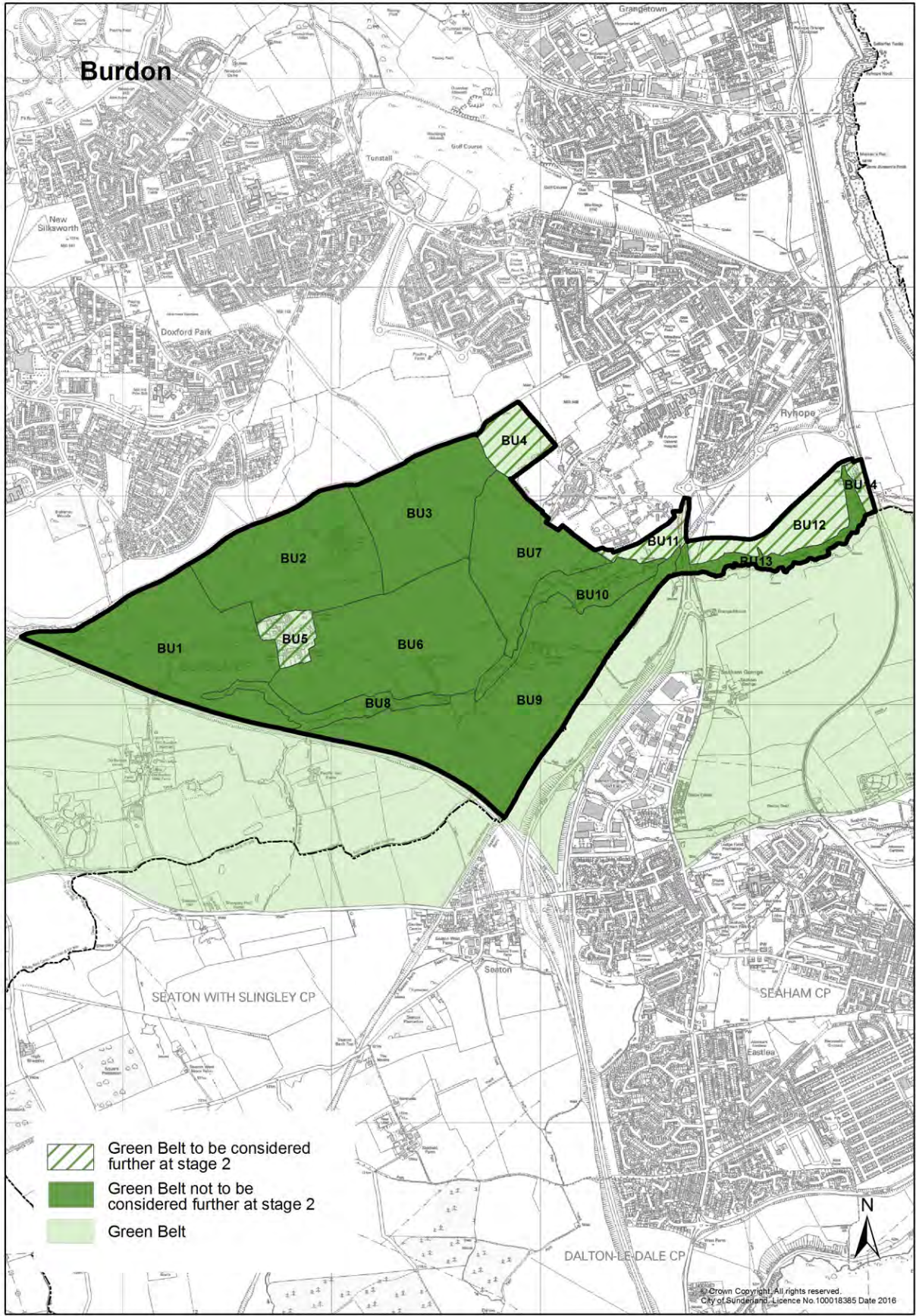
Stage 1 Conclusion

The following Fields are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration given at Stage 2:

Field BU1; Field BU2; Field BU3; Field BU6; Field BU7; Field BU8; Field BU9; Field BU10; Field BU13.

The following Fields will be considered further at Stage 2:

Field BU4; Field BU5; Field BU11; Field BU12; Field BU14.

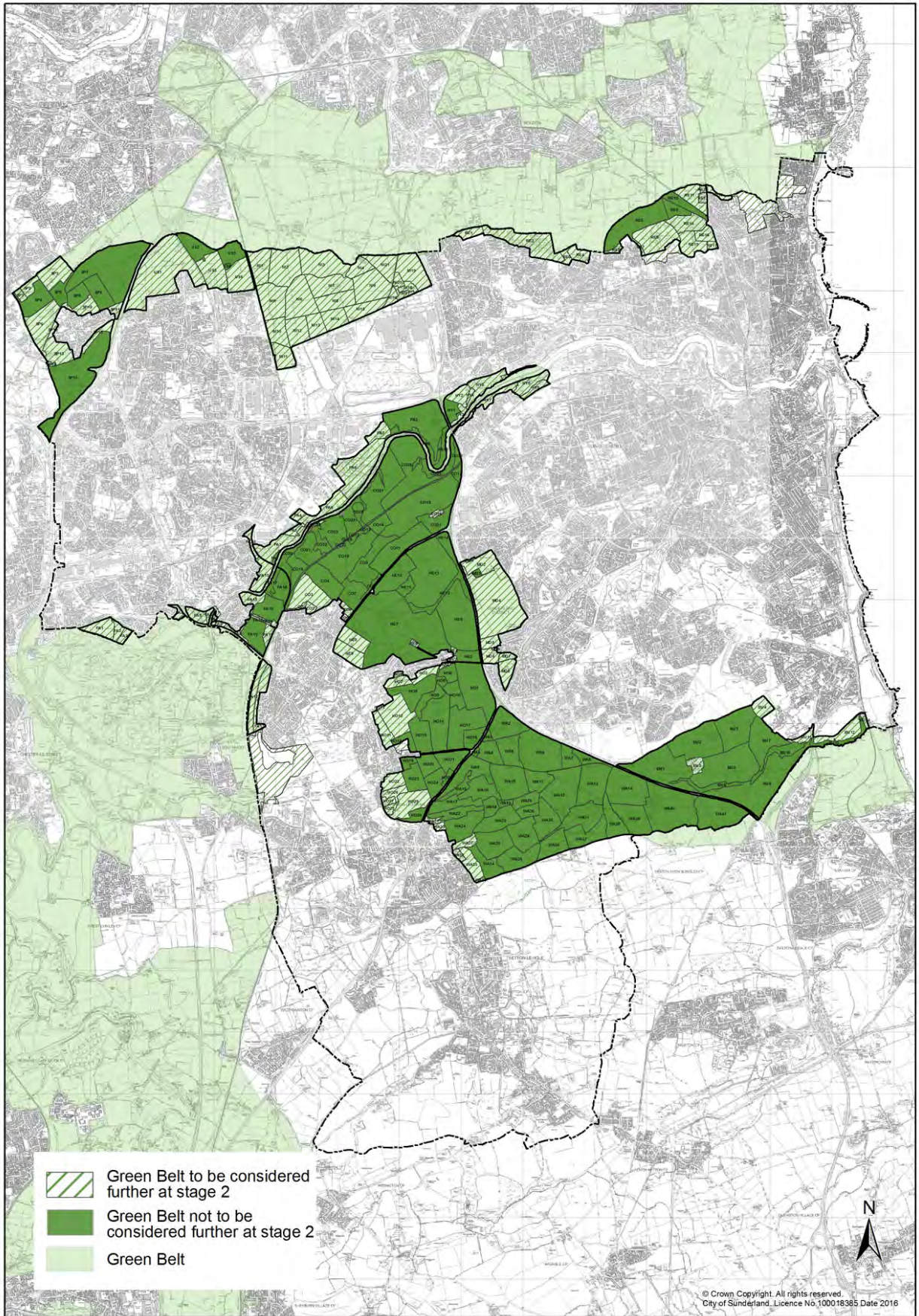


Summary

Stage 1 identifies that 63% of the Green Belt should be retained without further examination at Stage 2, as this land is clearly identified as being fundamental to the purposes of the Tyne and Wear Green Belt. As mentioned in the Introduction, there may be minor parcels of land within these areas (particularly if connected to an urban area) that may warrant further consideration.

The remaining 37% is being considered in more detail as part of the Strategic Land Review. As can be seen from the map below, this land (for the most part) constitutes urban fringe, though in most cases still demonstrates strong support and relevance to Green Belt purpose. Primarily, these fringe areas may demonstrate slightly less impact to open countryside development, portray more potential for settlement rounding-off, and/or have more limited impact on corridors between settlements. In addition, exceptional strategic circumstances exist to the north of Nissan and at South Ryhope that warrant further consideration of the Green Belt in these areas. Finally, a few minor pockets of land also exist in the open countryside that relate to hamlets and minor urban areas, and these areas will be considered further in due course to test whether they should be inset from the Green Belt or remain 'washed-over' by the Green Belt.

Following the representations made at the Growth Options consultation, Stage 2 of the Green Belt Review will be compiled to support the Core Strategy Publication Plan.



APPENDIX 1

Stage 1

1) **Green Belt functionality (openness). How would the potential loss of Green Belt status impact upon the 5 purposes of the Green Belt?**

- a) Checking the unrestricted sprawl of the built-up area of South Tyneside, Sunderland or Gateshead?

Assessment criteria includes:

- the degree of containment provided by the adjoining built up area, i.e. is it well contained (may have more than two boundaries with the built up area), partially contained (no more than two boundaries with the built up area) or not contained (no more than one boundary with the built up area);
- potential for rounding-off an existing built up area, i.e. development of the Green Belt would allow development to extend in a way that would create a new boundary which regularises and aligns with the urban form
- Whether the area could already be considered to be 'built-up' as a village, hamlet or small settlement, and thereby there would be little or no further sprawl.

For there to be a **major overall average impact** on checking unrestricted sprawl, one or more of the following circumstances may be evident:

- area has no boundary with the built up area or only a minor one;
- there is no or only limited potential for rounding-off the existing built up area;
- the impact of development would result in substantial protrusion into the wider Green Belt;
- a strong physical boundary or barrier may already exist with the built up area.

An area having a **zero or minor impact** in checking unrestricted sprawl would be where:–

- the area may adjoin the built up area on 2 or more boundaries and is well contained by the existing urban form;
- there is considerable potential for rounding-off the urban area or settlement;
- the presence of well-defined physical boundaries would prevent further sprawl beyond any potential new boundary with the Green Belt
- the area already acts as a minor built-up area in its own right, and could not provide any further physical sprawl.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

- b) Preventing the merging of neighbouring settlements of South Tyneside, Sunderland, Washington, Gateshead and Houghton-le-Spring?

Assessment criteria includes:

- the strategic significance of the wider Green Belt area;
- the existing width of the Green Belt gap and the impact development would have on the role the gap plays; and
- whether development would appear to result in the merger of built up areas, including those located in neighbouring authorities
- whether the area is already 'built-up', and there is no further scope to impact on Green Belt width.

For there to be a **major overall average impact** in fulfilling this purpose the impact of development would be to give the impression that the Green Belt had narrowed very significantly and would therefore prejudice the integrity of the Green Belt.

For there to be **zero or minor impact** on preventing built up areas from merging the land would generally be part of a relatively extensive Green Belt area or where the built up area would be separated or screened from a neighbouring built up area, e.g. by topography, woodlands, tree belts, roads or motorways, so that the impact of development would not result in the physical or apparent merger of built up areas. Alternatively, a specific area may already be 'built-up' and have no further scope for development sprawl.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

c) Safeguard the countryside from further encroachment?

This assessment examines the overall extent to which the Green Belt area being reviewed could be said to constitute open countryside. The following criteria were used in this assessment:-

- the character of land in relation to its existing setting, i.e. does it comprise urban fringe land or is it considered to be part of wider open countryside;
- the degree of 'openness' or containment provided by the relationship with the built up area;
- the presence of a strong physical boundary separating open countryside from the built up area or one separating the review area from the wider Green Belt area beyond
- Whether an existing area is already 'built-up' and impacts upon Green Belt openness (effectively an existing encroachment to the otherwise open countryside).

A judgement is then made taking into account a combination of these factors as to the level of impact the loss of Green Belt status would have upon the open countryside.

Areas that play an **important role** will be (or feel) physically separate from neighbouring urban areas and support the openness of the wider countryside. Whereas for areas deemed to have a **less important role** they will constitute urban fringe or lie within the confines of a small settlement and have a minor role in terms of supporting overall countryside openness.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

d) Preserving the special and separate characters of historic settlements?

(Could be Eighton Banks, Springwell Village, Great Usworth, Cox Green, Offerton, Old Penshaw, Fatfield, West Herrington, South Hylton, North Hylton, Newbottle, Middle Herrington, Houghton-le-Spring, Bournmoor, Burdon Village, Ryhope)

Assessment criteria would include:

- Whether there are views and links to the historic settlement and whether the land has an impact upon the special character and setting of the settlement?
- Whether there is a significant impact on an existing historic settlement form
- If there is a significant relationship with the setting or character of a conservation area, listed building or an important historical feature.

Areas that play an **important role** are considered to have a significant relationship with the setting or character of a historic settlement area, or in particular a conservation area, listed building or an important historical feature. Whereas for areas deemed to have a **less important** role there is not such a relationship.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact

e) Assist in the regeneration of the urban area of the city, by encouraging the recycling of derelict and other urban land.

Assessment criteria would include:

- Is the land brownfield itself (previously developed land or forming an existing built-up area)?
- Could the land be considered to be part of the urban area?

Areas that have an **adverse role** are greenfield sites that do not support urban area regeneration. Whereas areas deemed to have a **limited impact** would be considered to be brownfield and form part of the urban area.

A	Zero impact
B	Minor impact, which can be mitigated
C	Moderate impact, which can be mitigated
D	Moderate overall adverse impact / some mitigation feasible
E	Major overall adverse impact