Sunderland City Council

Green Belt Assessment Stage 1 Updated and Stage 2

Sunderland Local Plan Part 1

Core Strategy and Development Plan
2015-2033

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1. Introduction

1.1 The purpose of this Report is to review the Sunderland Green Belt, which was originally established in 1965 via the Sunderland Periphery Town Map. This report assesses land in the Green Belt to determine where the Green Belt boundaries could be amended to meet Sunderland's objectively assessed needs until 2033 and beyond.

1.2 This report updates the Stage 1 Green Belt Review, published in May 2016. In line with best practice advice from Arup consultants, it was agreed that Stage 2 would carry out a review of Stage 1 as well as an identification of Category 1 constraints within the Green Belt. Further detailed information was provided to clarify the overall review approach as well as the assessment of Green Belt parcels of land.

Background

1.3 Sunderland City Council is in the process of preparing a new Local Plan for the City. The Local Plan will comprise of three key documents; a Core Strategy and Development Plan (CSDP), which will set out the overarching spatial strategy for development within the city over the plan period from 2015-2033, as well as containing more specific detailed Development Management policies; and a separate Allocations and Designations Plan which will make the site specific allocations necessary to deliver the Core Strategy. The International Advance Manufacturing Park Area Action Plan, which is being prepared jointly with South Tyneside to enable the delivery of a new International Advanced Manufacturing Park on land to the north of the existing Nissan car manufacturing plant, will also be part of the Local Plan.

1.4 The Council's latest Strategic Housing Market Assessment (SHMA, 2017) identifies the Council's Objectively Assessed Need (OAN) for housing over the plan period to be 13,824 net additional dwellings, which is the equivalent to an average of 768 net additional dwellings per annum. Having exhausted all other sustainable options outside of the Green Belt, a shortfall of 1,357 homes has been identified. Land release from the Green Belt remains the only realistic development solution for the city.

The Purpose of this Report

1.5 There are 4 purposes of this report:

1) To review Stage 1 to take into consideration representations received during the consultation and retest the Green Belt against its 5 purposes.
2) To determine if any sites should be discounted or boundaries altered because of Category 1 designations.
3) Review all sites that have been submitted from landowners/developers to the city's Strategic Housing Land Availability Assessment (SHLAA) since 2008 or to the 2016 Strategic Land Review
4) Identify sites which should be assessed At Stage 3 – site selection.

1.6 This report has been structured in the following manner:

- Section 2: National policy
- Section 3: Sunderland's Green Belt
- Section 4: Exceptional circumstances for amending the Green Belt boundary in Sunderland
- Section 5: Green Belt methodology
- Section 6: Conclusions
- Sections 7: Next steps
- Appendix 1: Green Belt Review Stage 1 update and Stage 2 constraints assessment
- Appendix 2: Call out for sites

2. National Policy

2.1 The Government attaches great importance to Green Belts, and this is clarified in the National Planning Policy Framework (NPPF, 2012). 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. Green Belt serves five purposes:

- 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 specialist character of historic towns; and
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land."

2.2 The NPPF endorses the permanence of Green Belts as an essential characteristic (paragraph 79) and stipulates that 'once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan' (paragraph 83).

2.3 With regard to amending Green Belt boundaries, Paragraph 85 states that Local planning authorities should:

- Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- Not include land which it is unnecessary to keep permanently open;
- Where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
- Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent."

Green Belt Boundaries

2.4 Defining the boundary of the Green Belt is especially important in order for the Green Belt itself to be defensible. Once the Green Belt boundaries have been decided they should only be changed under exceptional circumstances. The NPPF advocates that boundaries should be drawn so that they will endure, and land that is unnecessary to be kept open should not be included in the Green Belt. If the boundaries are nonsensical or too tightly drawn the Green Belt boundaries will be difficult to defend and therefore the Green Belt will be under threat from encroachment.

2.5 Green Belts should have intended permanence to endure beyond the Plan period. The Green belt boundary should be consistent with the need to meet identified requirements for sustainable development. The local authority should be satisfied that

the boundary will not need to be altered at the end of the plan period, or include land which is not necessary to keep permanently open. 'Where feasible, recognisable physical and permanent features, such as roads, streams, belts of trees or woodland edges, should be used to define boundaries' (paragraph 85 of the NPPF).

2.6 Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

Safeguarding Land

2.7 There is also a requirement for Green Belt boundaries to 'where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period' (NPPF - paragraph 85).

Planning Practice Guidance

2.8 The Planning Practice Guidance (PPG) states that local planning authorities should meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF or specific policies indicate development should be restricted. Such policies include land designated as Green Belt. The PPG makes clear that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.

3. Sunderland's Green Belt

3.1 The Green Belt around Sunderland, South Tyneside and Gateshead was originally established in the 1960s and forms part of the wider Tyne & Wear Green Belt and later formalised in the Tyne and Wear County Structure Plan 1978. Its specified objective is to: help manage the growth of the Tyneside and Wearside conurbations; prevent the merging of South Tyneside with Sunderland and Sunderland and Gateshead, and; maintain the separate character of the settlements which lie between.

Tyne & Wear County Structure Plan (1978)

3.2 The Structure Plan set out to limit urban growth and to prevent the coalescence of settlements, particularly the built-up areas of South Tyneside, Washington, Gateshead and Sunderland. The areas of Green Belt identified in the Structure Plan were broadly in line with that set out in the Sunderland Periphery Town Map and the Durham County Development Plan. The Tyne & Wear County Structure Plan sought to prepare a more detailed subject plan (Tyne & Wear Green Belt Local Plan) defining the areas within the Green Belt and to provide detailed policy guidance.

Tyne & Wear Green Belt Local Plan (1985)

3.3 This plan was produced in support of the Tyne & Wear County Structure Plan. The document comprised of a set of policies for the control and management of the Tyne and Wear Green Belt.

3.4 The Plan stated that:

A Green Belt will be defined which:-

a) broadly approximates to the exiting Green Belt (* as set out in the Tyne & Wear Structure Plan) ; and
b) prevents the merging of the following settlements : Sunderland with Washington, Houghton-le-Spring and Tyneside; Gateshead with Washington, Birtley, Kibblesworth or Whickham; Newburn with Throckley; and checks the urban sprawl around and maintains the separate character of Crawcrook, Ryton, Winlaton and Whickham.'

Sunderland Unitary Development Plan (UDP) and Post-UDP Green Belt Changes

3.5 In reviewing the Green Belt boundary for the Unitary Development Plan (UDP, 1998), an additional 463 hectares of land was formally added to the Sunderland Green Belt, bringing the total to 3,500 hectares in the city.

3.6 Sunderland's Green Belt has been 'largely' unchanged since 1998, apart from a few notable developments via applications which have successfully demonstrated 'very special circumstances'.

3.7 The UDP provided the following five main purposes of our Green Belt, which was interpreted from PPG2 national guidance at the time (the NPPF retained PPG2's five

purposes of Green Belt word-for-word). The five purposes are contained within Policy CN2 and are as follows:

Green Belt will be maintained that will

1. check the unrestricted sprawl of the built up area of Sunderland,
2. assist in safeguarding the city's countryside from further encroachment,
3. assist in the regeneration of the urban area of the city,
4. preserve the setting and special character of Springwell village and
5. 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.

3.8 Two changes to the UDP interpretation are now proposed in the Draft CSDP:

- Purpose (1): the definition of the 'main built-up area' was set out in the 1985 Tyne and Wear Green Belt Local Plan, and within Sunderland this area includes Sunderland, Washington, Springwell Village and the linear built-up area stretching from Penshaw southwards to Houghton-le-Spring and Hetton-Le-Hole. The urban area outlined in the 2017 Core Strategy (See Map 1 below) closely matches this boundary and is used in this instance to define purpose (i) above. For clarity, the reference to 'Sunderland' will be replaced with 'the city', because 'Sunderland' can sometimes be considered to represent only the urban area east of the A19, whereas the main built-up area should be considered for the entire city area.
- Purpose (4) was introduced to the Tyne and Wear Green Belt upon the introduction of PPG2 in 1995, following advice received from the Department of the Environment at the time. No specific guidance regarding interpretation of this purpose was received, and Sunderland City Council put forward the reference to Springwell Village for this purpose as a major modification to the Draft UDP, (duly adopted in 1998). Given the precedent this has set, it is accepted that Springwell Village remains identified in this purpose. Furthermore, given the history and Conservation Area status of Newbottle village, this village is also included within this purpose. Further afield, the revoked RSS had identified Durham City as a historic town relevant to this purpose, but it is considered that Sunderland's Green Belt is too far afield (over 5km away) to warrant any relevance to Durham's historic setting and special character.

3.9 The Draft CSDP policy relating to Green Belt purpose is now as follows:

Policy E11: The Green Belt (as designated on the Policies Map) in Sunderland will be protected against inappropriate development and maintained to:

i. check the unrestricted sprawl of the built up area of the city
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 and Newbottle Village, and
v. 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.

Map 1: Urban Boundary of Sunderland

4. Exceptional Circumstances for Amending the Green Belt Boundary in Sunderland

Background

4.1 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. The Green Belt policy should not be viewed as constituting an outright prohibition on development in the Green Belt. Rather it is a prohibition on inappropriate development in the absence of very special circumstances.

4.2 A key purpose of this review is for the identification of the most appropriate land to be used for development, through the local plan. This approach has considered all of the other planning matters to be taken into account and most importantly, as part of an overall spatial strategy. In justifying the use of land in the Green Belt for development through the local plan, this assessment takes account of sustainability issues such as accessibility and environmental assets, together with an assessment against Green Belt purposes, and a reflection of development viability and potential for area regeneration.

4.3 In reviewing the Green Belt, it should be noted that the City Council will continue to focus on establishing sustainable patterns of growth, focusing development wherever feasible on urban areas and brownfield land, alongside transport interchanges and corridors, and beside existing centres so that the viability of local facilities can be bolstered.

Meeting the City's Housing Requirements

4.4 The Council's latest Strategic Housing Market Assessment (SHMA, 2017) identifies the Council's Objectively Assessed Need (OAN) for housing over the plan period to be 13,824 net additional dwellings, which is the equivalent to an average of 768 net additional dwellings per annum.

4.5 In order to demonstrate that the Local Plan can meet the OAN and housing requirement over the plan period, the Council has undertaken several pieces of work in order to identify and assess the availability of land within the city. These include:

- an assessment of potential housing sites through the 2017 SHLAA
- 2017 Greenspace Audit and Report
- a desktop review of UDP allocations
- 2017 Settlement Break Review
- 2016 Strategic Land Review.

4.6 These reports have each identified additional housing land, and the SHLAA has reconsidered housing densities on all available sites. The SHLAA has also considered the viability of brownfield sites. A number of brownfield sites which have previously

been considered developable within the SHLAA and contributed to the housing supply, have since been discounted due to viability work, which concluded that brownfield land typologies in certain areas of the city were not viable.

4.7 The 2017 SHLAA has identified 134 sites as deliverable and developable for housing over the remainder of the plan period (2017-2033), with a total combined capacity for 10,868 potential homes. This should be compared with the housing requirement of 13,824 (minus the housing completions for 2015-16 and 2016-17) leaving a target figure of 12,225 homes for the remaining plan period. There is therefore a shortfall of 1,357 homes. Furthermore, the spatial distribution of available housing land varies, and there is limited land available in Washington, where market pressure appears to be highest.

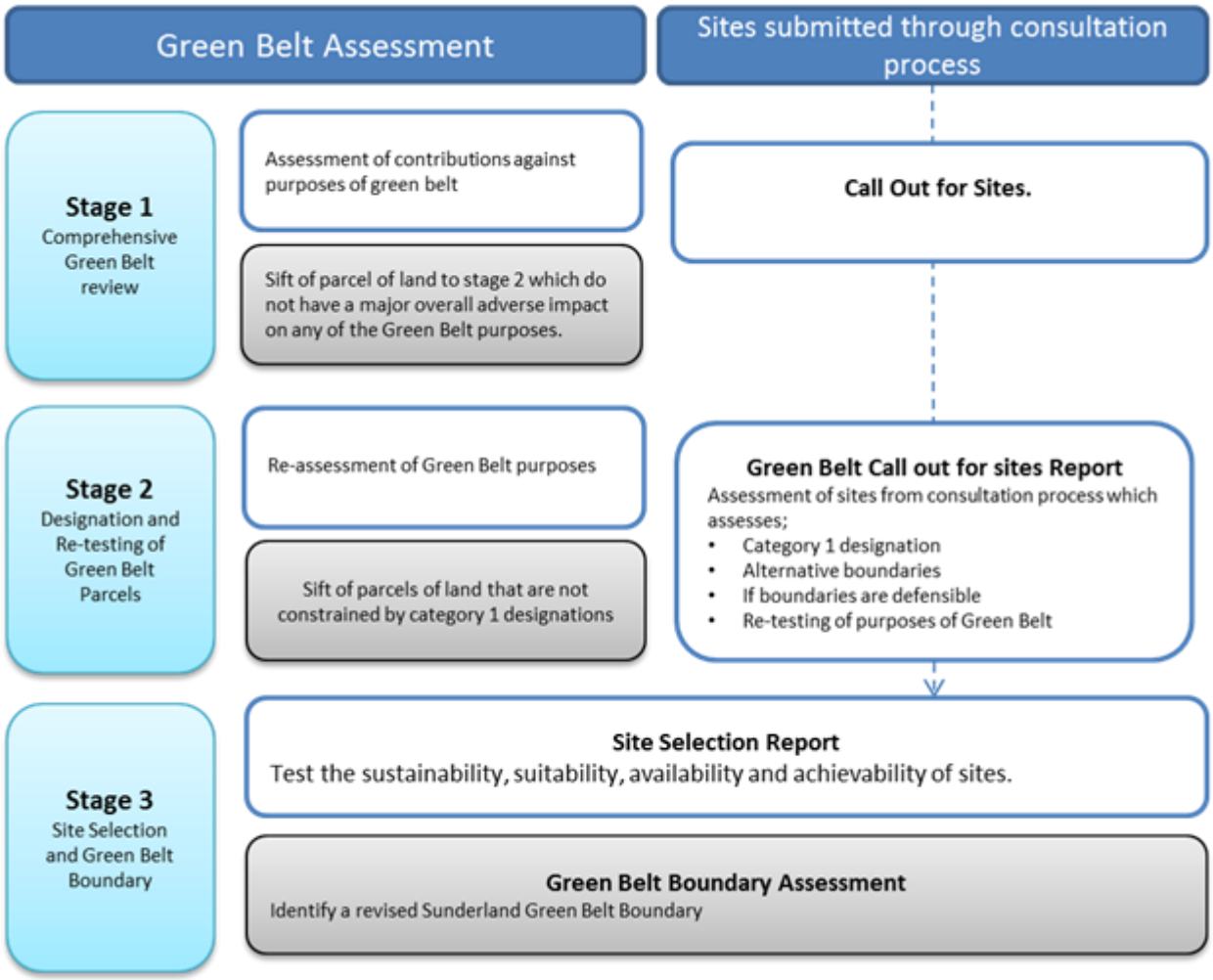
4.8 It is recognised that any Green Belt release sites identified through the plan to meet the above shortfall would not become available for development until the plan has been adopted and the land has been removed from the Green Belt. This would also therefore act as a constraint on the availability within the early years of the plan period. In recognition of this, and in order to ensure that the Council maintains a continuous five year supply of housing sites in accordance with the NPPF, it is proposed that the annual housing requirement is set at a lower level at the beginning of the plan period and is then increased for the remainder to ensure that the objectively assessed needs are met in full by 2033.

4.9 Having exhausted all other sustainable options outside of the Green Belt, land release from the Green Belt remains the only realistic development solution for the city. Furthermore, there are a number of Green Belt sites that lie in environmentally sustainable and relatively accessible locations, as well as being located in areas of the city where market demand for housing is strong. This process has enabled sound ‘exceptional circumstances’ to be demonstrated and sustainable locations for Green Belt release to be identified for housing.

5. Green Belt Methodology

5.1 The following section sets out the methodology used for undertaking this Green Belt review. The Review was undertaken in three stage stages as illustrated in Figure 1:

Figure 1: Green Belt Methodology



Stage 1 – Comprehensive Review of Green Belt

5.2 The Stage 1 assessment considered all Green Belt land in Sunderland's boundary, as defined by Fig 11.2 in the saved UDP, and using the revised definition of Green Belt purpose as outlined in Sections 3.7 and 3.8 of this report. The purpose of this Stage was to assess all Green Belt land against the purposes of Green Belt and identify lands which do not have a major overall adverse impact of any of the Green Belt purposes. Stage 2 reviewed and updated Stage 1, having taken into consideration representations received, and having undertaken expert advice from Arup Consultants.

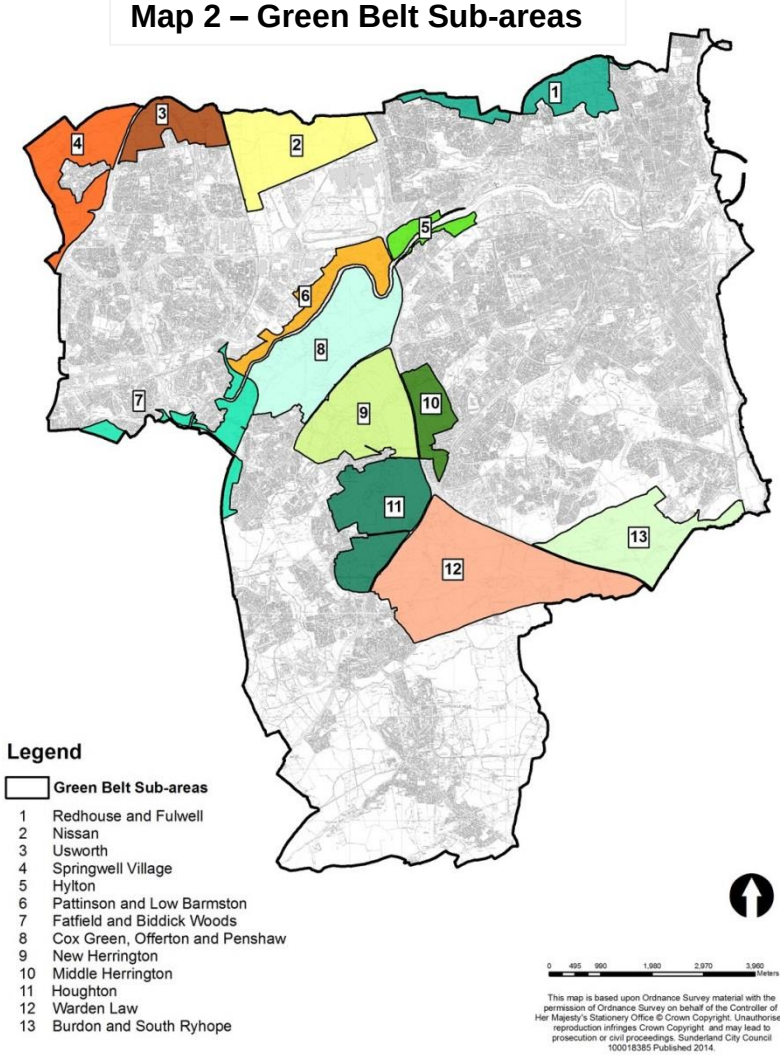
Definition and Assessment of Green Belt Sub-areas

5.3 In assessing the city's Green Belt, 13 sub-areas have been defined based on permanent and defensible 'strategic' boundaries (see Map 2 - opposite).

5.4 The approach used is in accordance with paragraph 85 of the NPPF, local planning authorities should define boundaries clearly "using physical features that are readily recognisable and likely to be permanent." Sub-areas have therefore been based on the following defensible and durable features:

- A19, A690 and A194(M)
- Other roads (including 'A' and 'B' Roads)
- Existing and former railway lines
- The River Wear
- Urban area boundary
- Sunderland City Council boundary.

Map 2 – Green Belt Sub-areas



These are explained in more detail in Table 1, below:

Table 1: Green Belt Sub-areas

Sub Area	Explanation
1. Redhouse and Fulwell area	This relates to land solely within the Sunderland North Area Framework within the Green Belt gap between Sunderland and South Tyneside. The urban area forms the boundary to the south.
2. Nissan	This relates to land solely within the Washington Area Framework, in an area distinctly marked by the Leamside Line to the west, A1290 to the south and A19 to the east.
3. Usworth	This relates to land solely within the Washington Area Framework, in an area distinctly marked by the A194(M) to the west, the Leamside Line to the east and urban area of Washington New Town to the south
4. Springwell Village	This relates to land solely within the Washington Area Framework, to land surrounding the only village in the city that is inset from the Green Belt. It is physically separated from Washington by the

		A194(M), to the east.
5.	Hylton	This relates to land adjacent to the River Wear Estuary that is solely within the Sunderland North Area Framework. It is distinctly bounded to the west by the A19, and by the urban area to the north, east and south.
6.	Pattinson and Low Barmston	This relates to land adjacent to the River Wear Estuary that is solely within the Washington Area Framework. It is distinctly bounded by the River Wear, A19, A1231, Pattinson Industrial Estates and the Leamside Line.
7.	Fatfield and Biddick Woods	This relates to land adjacent or near to the River Wear Estuary and incorporates Green Belt land that contributes to the gap between Washington, Penshaw/Shiney Row and Chester-Le-Street (County Durham). It encompasses land to the south of Washington New Town (to the city boundary), plus riverside land to the west of the Leamside Line and land west of the Shiney Row urban area (to the city boundary).
8.	Cox Green, Offerton and Penshaw	This relates to land solely within the Coalfield Area Framework, in an area marked distinctly by the River Wear to the north, A19 to the east, A183 to the south and village of Penshaw to the south-west.
9.	New Herrington	This relates to land solely within the Coalfield Area Framework, in an area marked distinctly by the A183 to the north and west, A19 to the east, and village of New Herrington / B1286 to the south.
10.	Middle Herrington	This relates to land solely within the Sunderland West Area Framework. It is distinctly bounded to the west by the A19, and to the north, east and south by the urban area.
11.	Houghton	This relates to land solely within the Coalfield Area Framework, in an area marked distinctly by the urban boundary of New Herrington, Newbottle and Houghton to the west, and the B1286, A19 and A690 to the east.
12.	Warden Law	This relates to land solely within the Coalfield Area Framework, in an area marked distinctly by the urban boundary of Houghton to the west, the A690 and A19 to the north and the B1404 to the south.
13.	Burdon and South Ryhope	This relates to land solely within the Sunderland East Area Framework within the Green Belt gap between Sunderland and Seaham. It is distinctly marked by Burdon Lane to the north, and to the south by the A19, former Seaton bank railway line and by Ryhope Dene (city boundary).

Definition and Assessment of Parcels

5.5 The 13 sub-areas have been broken down into separate ‘Parcels’. Parcel sizes vary, and may be kept large due to their land use or landscape similarity, while others have been created smaller because they have distinct qualities / defensible features to other neighbouring fields/parcels. In more general terms, Parcels were made small enough to provide a meaningful local assessment, while large enough to reflect the high level of assessment required of the study. Parcel boundaries have been defined

using permanent features wherever possible, though in some cases less durable features have been used for parcel boundaries where there are no other alternatives.

5.6 Table 2 shows how parcel boundaries are defined in line with the requirements in NPPF paragraph 85. Durable features will be used in the first instance, but where larger expanses of countryside exist (more akin to sub-areas), features lacking durability are used in order to divide areas of the Green Belt into smaller, manageable parcels. This requires an element of professional judgement.

Table 2: Definition of Parcel Boundaries

Type of feature	Feature
Durable features (readily recognisable and likely to be permanent)	Infrastructure: • Motorway • Roads ('A' Roads, 'B' Roads and unclassified 'made' roads) • Railway line (in use or mothballed) • Existing boundaries with clear established, contiguous boundaries Natural: • Water bodies and water courses (lakes, rivers, streams) • Protected woodland (TPO) or hedges or ancient woodland that is contiguous Prominent landform (e.g. ridgeline) Combination of a number of boundaries below
Features lacking durability (Soft boundaries which are recognisable but have lesser permanence)	Infrastructure: • Private/unmade roads or tracks • Existing development with irregular boundaries • Disused railway alignments • Footpath accompanied by other physical features (e.g. wall, fence, hedge) Natural: • Watercourses (brook, drainage ditch, culverted watercourse) accompanied by other physical features • Field boundary accompanied by other natural features (e.g. tree line, hedge line)

Aerial photography, Ordnance Survey maps and Geographical Information Systems (GIS) were used to identify these parcels of land. Each parcel has been mapped and assigned a unique reference number.

Assessment of Parcels – Purpose of Green Belt

5.7 Each parcel has been assessed against the UDP purposes of Green Belt, which are considered to be aligned to the NPPF, but respect local circumstances and the unique character of Sunderland. The purpose of the assessment was to establish any differentiation in terms of how the Parcels in the existing Green Belt function and fulfil the purposes of the Green Belt at a strategic level. Stage 2 has updated this

assessment, taking into consideration representations made during Growth Options consultation. For purposes 1-4, each parcel was scored against the following:

A	zero
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

5.8 For purpose 5, parcels were scored against different criteria, as indicated below:

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

5.9 The following sub-sections examine the definition of each of the five purposes of the Green Belt in relation to local objectives and role of the Green Belt in terms of achieving its purpose locally; and set out the criteria and associated scoring applied. The criteria and scores were discussed and refined in collaboration with Council officers.

Purpose 1 - Check the Unrestricted Sprawl of the Built-up Area of the City

5.10 Green Belt adjacent to large built-up areas should function to protect open land that is contiguous or connected to the urban area (the city). Therefore the review assessed each parcel against the following criteria:

- 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 a distinct physical boundary or barrier already existed with the built-up area
- whether the parcel already acts as a minor developed area, already linked to the main built-up area, and could not provide any further sprawl.

5.11 The following was used to attribute a score to each parcel (see Table 3):

Table 3: Purpose 1 Scoring Criteria

Score	Criteria
A Zero impact	would be where:–
B Minor impact which can be mitigated	• the area may adjoin the built up area on at least 2 or more boundaries and is well contained by the existing urban form. Development could be considered to be 'infill' • 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 developed area in its own right and is linked to the existing main built-up area, and could not provide any further physical sprawl.
C	Moderate impact, which can be mitigated	one or more of the following circumstances may be evident: • The Parcel has 1-2 boundaries with the built-up area • There is little opportunity for rounding-off the existing built-up area • There is considerable protrusion into the wider Green Belt • A strong physical boundary or barrier may already exist with the built up area.
D	Moderate overall adverse impact/ some mitigation feasible	
E	Major overall adverse impact	one or more of the following circumstances may be evident: • No boundary with the built-up area, or only a very minor one, and one that would represent a very substantial protrusion into the wider Green Belt. This may also be applicable if there is be a major existing and distinct separation (such as a motorway or dual carriageway) between Green Belt and built-up area • No potential for rounding-off of the existing built-up area • A very distinct physical boundary or barrier may already exist with the built-up area.

Purpose 2 - 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

5.12 This purpose forms the basis for maintaining the existing settlement pattern. The review assessed each parcel against the following criteria:

- 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, particularly in landscape terms; and
- whether development would appear to result in the merger of built up areas, including those located in neighbouring authorities

5.13 The following was used to attribute a score to each parcel (see Table 4):

Table 4: Purpose 2 Scoring Criteria

Score		Criteria
A	Zero impact	would be where:– • The impact of development has had a minor or zero impact on the overall distance between settlements • The character and identity of separate settlements had altered little as a result of the proposed development • Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the gap between settlements
B	Minor impact which can be mitigated	

C	Moderate impact, which can be mitigated	one or more of the following circumstances may be evident: • The impact of development has had a considerable impact on the overall distance between settlements • The character and identity of separate settlements had altered as a result of the proposed development • Existing Green Belt boundary has resisted ribbon development in part which could have perceptibly reduced the gap between settlements
D	Moderate overall adverse impact / some mitigation feasible	
E	Major overall adverse impact	one or more of the following circumstances may be evident: • The impact of development would significantly, perceptually, visually or physically reduce the perceived distance between settlements to an unacceptable degree • The character and identity of separate settlements had altered significantly and would therefore prejudice the integrity of the Green Belt • Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between areas outlined above

Purpose 3 - Assist in Safeguarding the Countryside from Encroachment

5.14 This purpose seeks to safeguard the countryside, which is enjoyed for openness. The review assessed each parcel against the following criteria:

- the character of land in relation to its existing setting, i.e. does it comprise urban fringe land (with existing significant urbanising influences) 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).

5.15 The following was used to attribute a score to each parcel (see Table 5)

Table 5: Purpose 3 Scoring Criteria

Score		Criteria
A	Zero impact	would be where:– • the parcel provides urban fringe or lies within the confines of the main built-up area or settlement • provides a minor or zero role in terms of supporting overall countryside openness • provides a weak boundary to the main built-up area • the area already acts as a minor developed area in its own right and provides an existing encroachment to the otherwise open countryside.
B	Minor impact which can be mitigated	

C	Moderate impact, which can be mitigated	one or more of the following circumstances may be evident: • the parcel supports both the openness of the wider countryside and also has an element of urban fringe • The existence of a moderate to strong physical boundary separates open countryside from the built-up area.
D	Moderate overall adverse impact / some mitigation feasible	
E	Major overall adverse impact	one or more of the following circumstances may be evident: • the parcel is physically separate from the urban area • the parcel significantly supports the openness of the wider countryside. • The existence of a very strong physical boundary separates open countryside from the built-up area.

Purpose 4 - Preserve the Special and Separate Characters of Springwell Village and Newbottle Village

5.16 The NPPF purpose serves to protect the setting of historic settlements by retaining the surrounding open land or by retaining the landscape context for historic features. In Sunderland this specifically relates to Springwell Village and Newbottle Village, therefore the purpose is relevant to limited parts of the city's Green Belt only. The review assessed each parcel against the following criteria:

- Whether there are views and links to the settlements and whether the land has an impact upon the special character and setting of the settlements
- The degree to which the development would impact on the 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 within the settlements.

The following was used to attribute a score to each parcel (see Table 6)

Table 6: Purpose 4 Scoring Criteria

Score		Criteria
A	Zero impact	would be where:–
B	Minor impact which can be mitigated	• The development would have a limited or zero impact upon the special character and setting of the settlements • The development would not impact upon the most historic features of the settlement or key features but could have minor impacts on key features outlined in a Conservation Area Management Plan • The development would have limited or zero impact upon the setting or character of a conservation area, listed building or an important historical feature within the settlements.
C	Moderate impact, which can be mitigated	one or more of the following circumstances may be evident: • The development would have a considerable impact upon the special character and setting of the settlements
D	Moderate overall	• The development would not directly impact upon the most

	adverse impact / some mitigation feasible	historic features of the settlement or key features but would nevertheless have considerable impacts on key features outlined in a Conservation Area Management Plan • The development would considerably impact upon the setting or character of a conservation area, listed building or an important historical feature within the settlements.
E	Major overall adverse impact	one or more of the following circumstances may be evident: • The development would have a fundamental and substantial impact upon the special character and setting of the settlements • The development would directly impact upon the most historic features of the settlement or key features outlined in a Conservation Area Management Plan • The development would significantly impact upon the setting or character of a conservation area, listed building or an important historical feature within the settlements.

Purpose 5 - Assist in Urban Regeneration, by Encouraging the Recycling of Derelict and Other Urban Land

5.17 Assessing parcels against this purpose would not enable a distinction between parcels. Therefore, the review assessed each parcel against the following criteria:

- 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?

The following was used to attribute a score to each parcel (see Table 7):

Table 7: Purpose 5 Scoring Criteria

Score	Criteria
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

Appendix 1 assesses each site.

Stage 2 – Assessment of Physical and Policy Constraints

5.18 The purpose of Stage 2 of the review is to identify if any parcels are constrained by Category 1 constraints and therefore are unsuitable for development.

5.19 Category 1 constraints are nationally protected designations, and are considered to likely have a significant impact on development. This approach is aligned to the Sunderland Strategic Housing Land Availability Assessment.

5.20 Mapping of absolute constraints thus enabled the identification of the least suitable potential development locations, by identifying those areas which are subject to policy

restrictions, and which would therefore require very strong or exceptional justification to be included as a preferred location for sustainable growth. A full list of category 1 constraints, including the rationale for the constraint, is provided in Table 8.

Table 8: Category 1 Constraints

Category	Commentary
Sites of Special Scientific Interest	Aligns with NPPF (paragraph 118), which states that development within SSSIs would not normally be permitted unless exceptional circumstances could be demonstrated. SSSIs are protected under the Wildlife and Countryside Act 1981. Given their role in nature conservation, SSSI's are highly unlikely to be suitable for development.
Ramsar sites	Aligns with NPPF (paragraph 118), which accords Ramsar sites the same level of protection as other European sites. Thus as per sites designated under the Habitats Directive, Ramsar sites are considered inappropriate for development.
Special Protection Areas (SPAs)	Area accorded high level of protection under the European Union's Habitat Directive. Development within the SPA and associated 400m buffer considered inappropriate for residential development.
Special Areas of Conservation (SACs)	Area accorded high level of protection under the European Union's Habitat Directive. Development within a SAC considered inappropriate for development.
National Nature Reserves (NNRs)	Area of national importance, designated by Natural England. NNRs have the highest level of conservation protection available under UK legislation
Scheduled Ancient Monuments	Aligns with NPPF (paragraph 132), which states substantial harm or loss to Scheduled Monuments should be wholly exceptional. Therefore considered inappropriate for development.
Health and Safety Executive Inner Zones	The Health & Safety Executive uses a 3 zone approach with regards to development proposals in the vicinity of an identified major hazards/installation. The risks and hazards from the major hazard are greatest in the inner zone so the restrictions on development are strictest.
Areas identified as Flood Zone 3	Aligns with NPPF (paragraph 100), which emphasises that the sequential test should be applied to avoid inappropriate development in areas of flood risk. A high probability of flooding within Flood Zone 3b, therefore not suitable for residential development.
Ancient Woodland	Aligns with NPPF (paragraph 118), which accords a high level of protection to Ancient Woodland unless exceptional circumstances could be demonstrated. Given their role in nature conservation, ancient woodland is highly unlikely to be suitable for development.

Call Out for Sites Review (in conjunction with Stage 2)

5.21 The purpose of this Call Out for Sites Review has been to look at all of the sites in the Green Belt that have been submitted for consideration for development through the various rounds of consultation. Throughout the preparation of the Local Plan, developers and landowners have submitted sites to the Council which are in the Green Belt. As part of the Strategic Land Review and SHLAA process, 65 sites have been submitted as sites considered as being suitable for development. These sites in most instances are different to the land parcels identified by the Council at Stages 1 and 2. Therefore, the Council has assessed these sites.

5.22 Each site submitted has been given a reference number and assessed by:

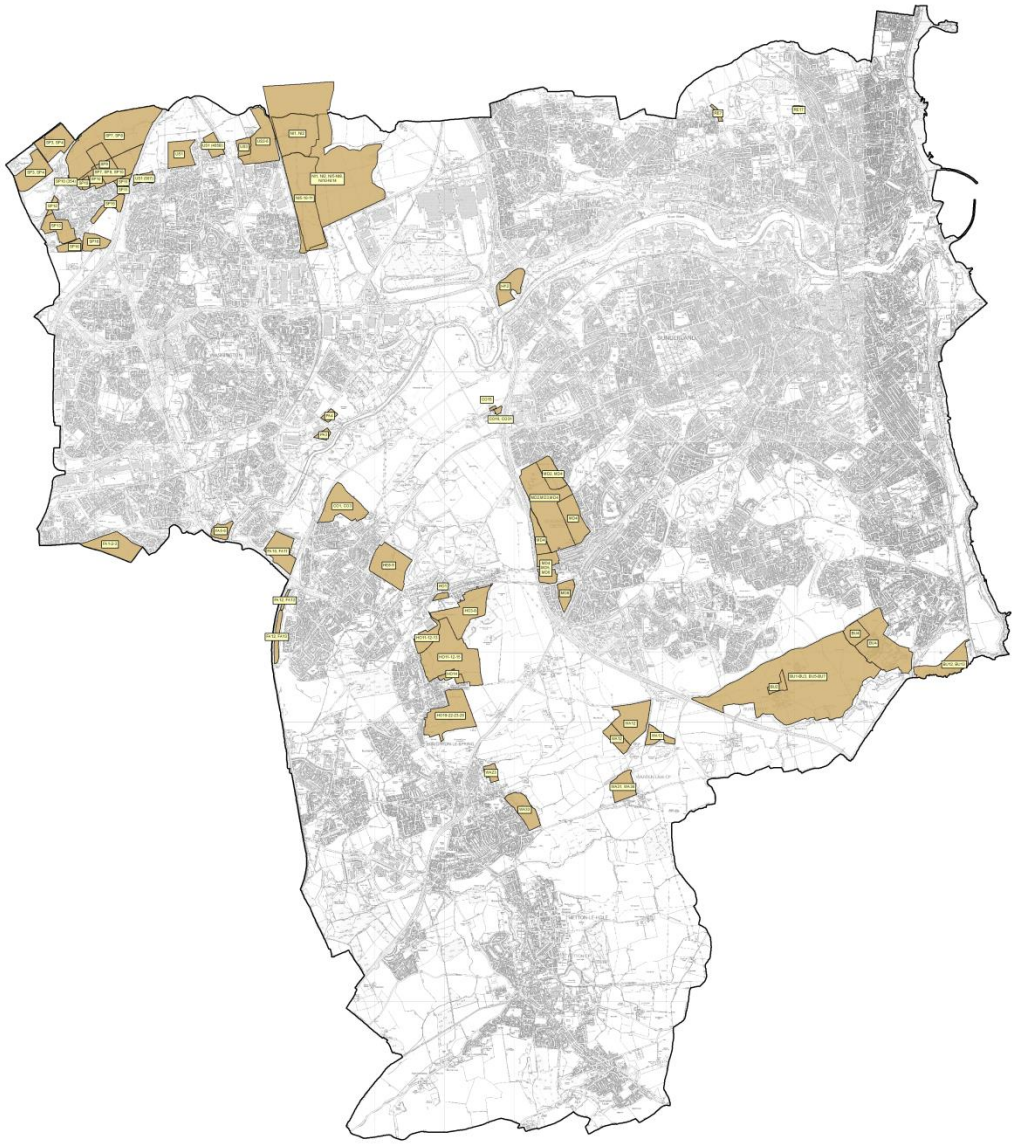
- Identifying whether they are affected by fundamental constraints (known as Category 1 Designations); and then
- The area of the site not affected by Category 1 Designations was re-tested against the five purposes of the Green Belt. This included an analysis of the site's defensible Green Belt boundaries.

5.23 If a site is not deemed to have a major impact to Green Belt purpose and is not significantly affected by Category 1 Designations, then it will be considered as part of the Site Selection process. Likewise, those sites that are found to fundamentally impact on Green Belt purpose and/or be significantly affected by Category 1 designations will be discounted at this stage.

5.24 The assessment of each site is included in Appendix 2.

Map 3: Proposed Green Belt Development Site

Proposed Green Belt Development Sites



0 350 700 1,400 2,100 2,800
Meters

6. Conclusion

Stage 1 - Green Belt Review – Assessment of Green Belt Purpose

6.1 Stage 1 of the Green Belt Review (published in May 2016) concluded that 63% of the Green Belt that should be retained without further examination at Stage 2, as this land was clearly identified as being fundamental to the purposes of the Tyne and Wear Green Belt. The conclusion acknowledged that there could be minor parcels of land within these areas (particularly if connected to an urban area) that may warrant further consideration.

6.2 The remaining 37% was brought forward and considered at Stage 2 of the Green Belt Review. These areas primarily constitute urban fringe, which in most cases still demonstrate strong support and relevance to Green Belt purpose.

6.3 The Council received 37 representations to the Stage 1 Green Belt Review[1]. In addition, the Council received 4 representations from landowners/developers promoting land parcels with different boundaries to the Stage 1 Report.

Green Belt Review Stage 1 Update and Stage 2 Constraints Assessment

6.4 In line with best practice advice from Arup consultants, it was agreed that this report would carry out a review of Stage 1 as well as an identification of Category 1 constraints within the Green Belt. This is detailed in Appendix 1. Further detailed information was provided to clarify the overall review approach as well as the assessment of Green Belt parcels of land.

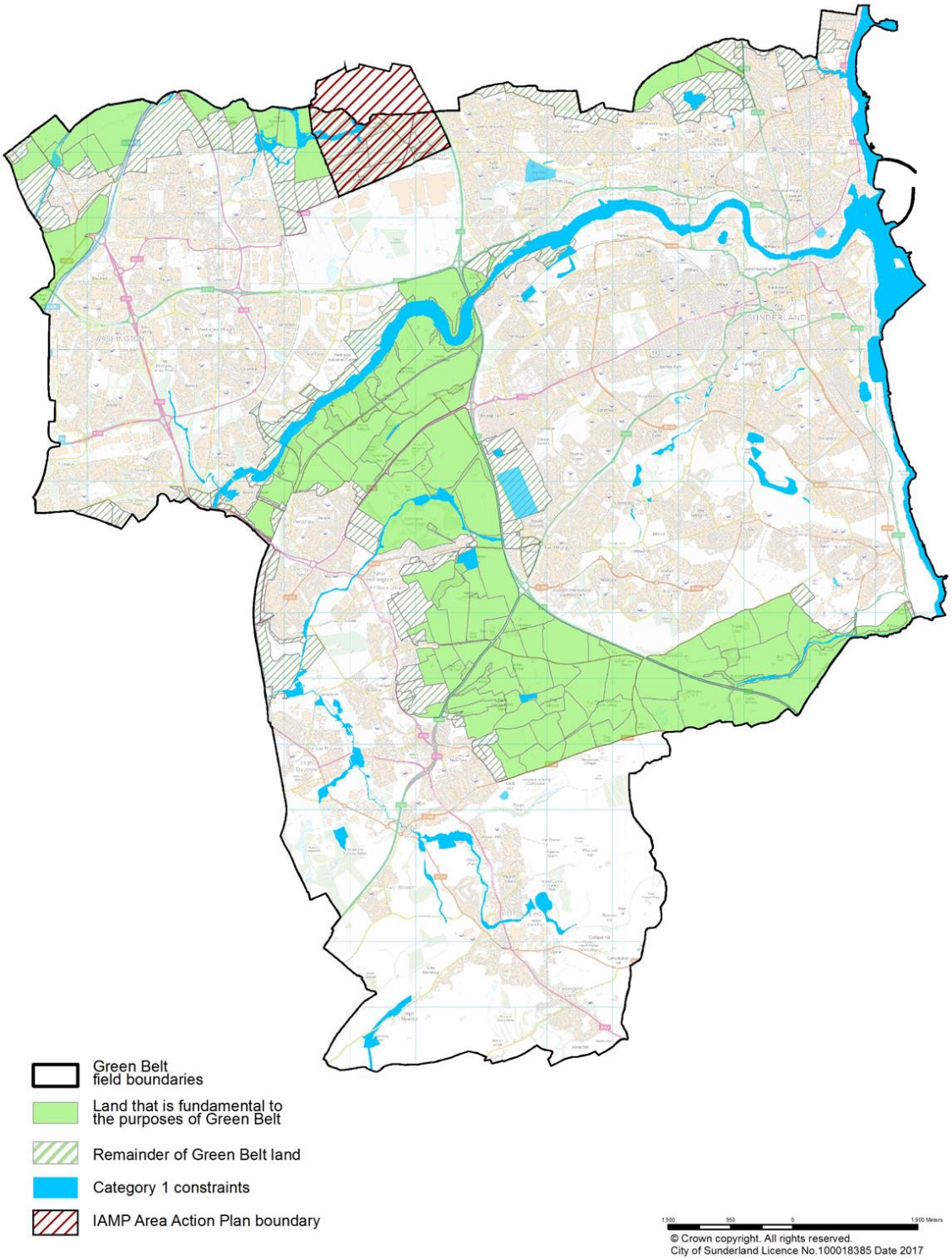
6.5 The updated Stage 1 results concluded that 67% of the Green Belt should be retained because it is considered to be fundamental to supporting Green Belt purpose (see Map 4, below). This now includes a number of hamlets and minor built-up areas within the open countryside that were originally recommended at Stage 1 for further consideration. The results for each Green Belt purpose are shown on Maps 5-9, below). These areas are too small to be considered a 'village'. The NPPF refers only to villages as having the potential to be inset from the Green Belt, and as such, these are now proposed to remain washed-over by the Green Belt as they demonstrate fundamental support to Green Belt purpose.

6.6 Beyond these areas of Green Belt, a further 2% of land is directly affected by a Category 1 constraint.

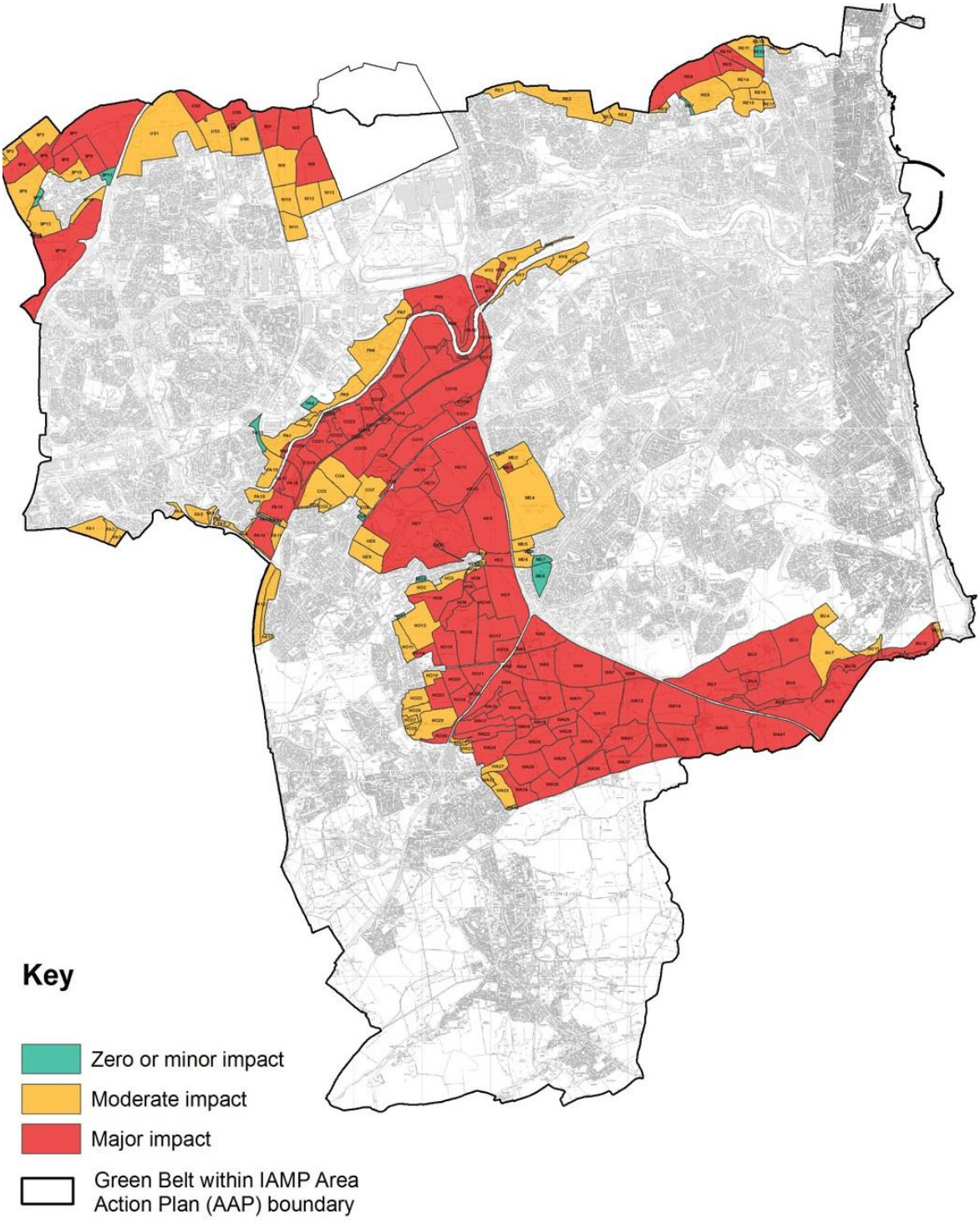
6.7 These results have helped to inform site selection assessment set out within this report.

[1] Growth options consultation feedback report.

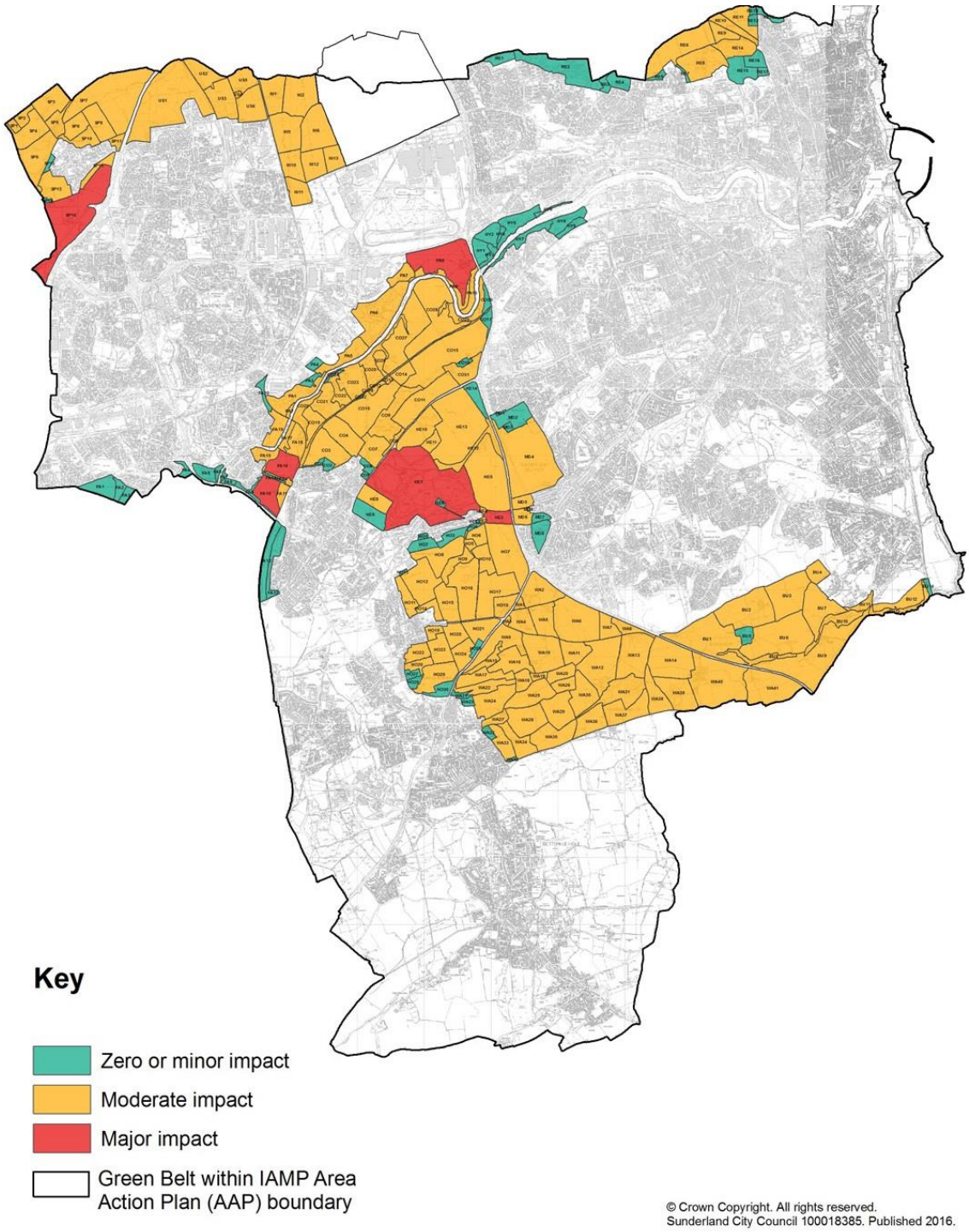
Map 4: Stage 1 Updated and Stage 2 Results (Green Belt Purpose and Category 1 Constraints)



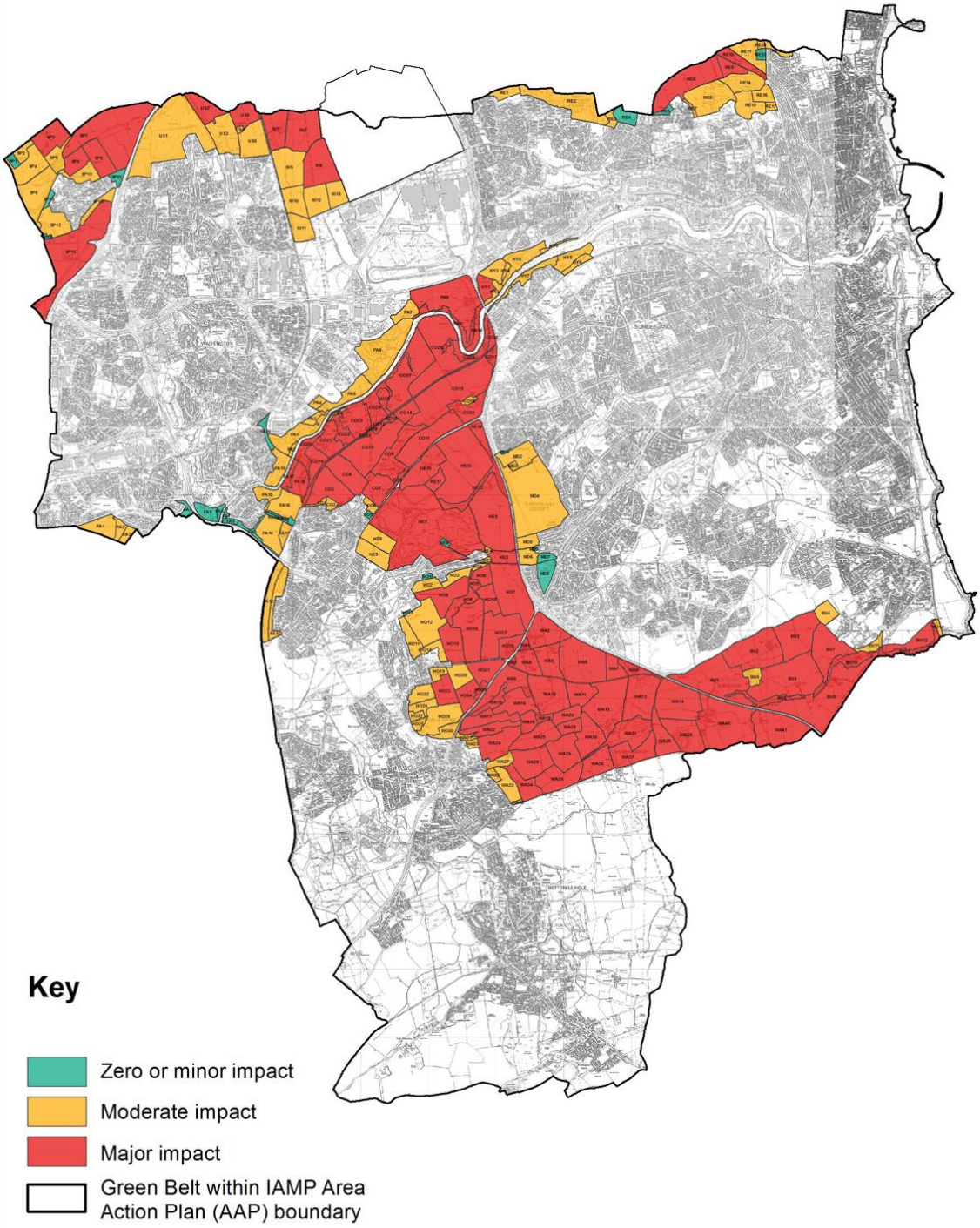
Map 5: Stage 1 Update:
Purpose 1 - Check the Unrestricted Sprawl of the Built up Area of the City



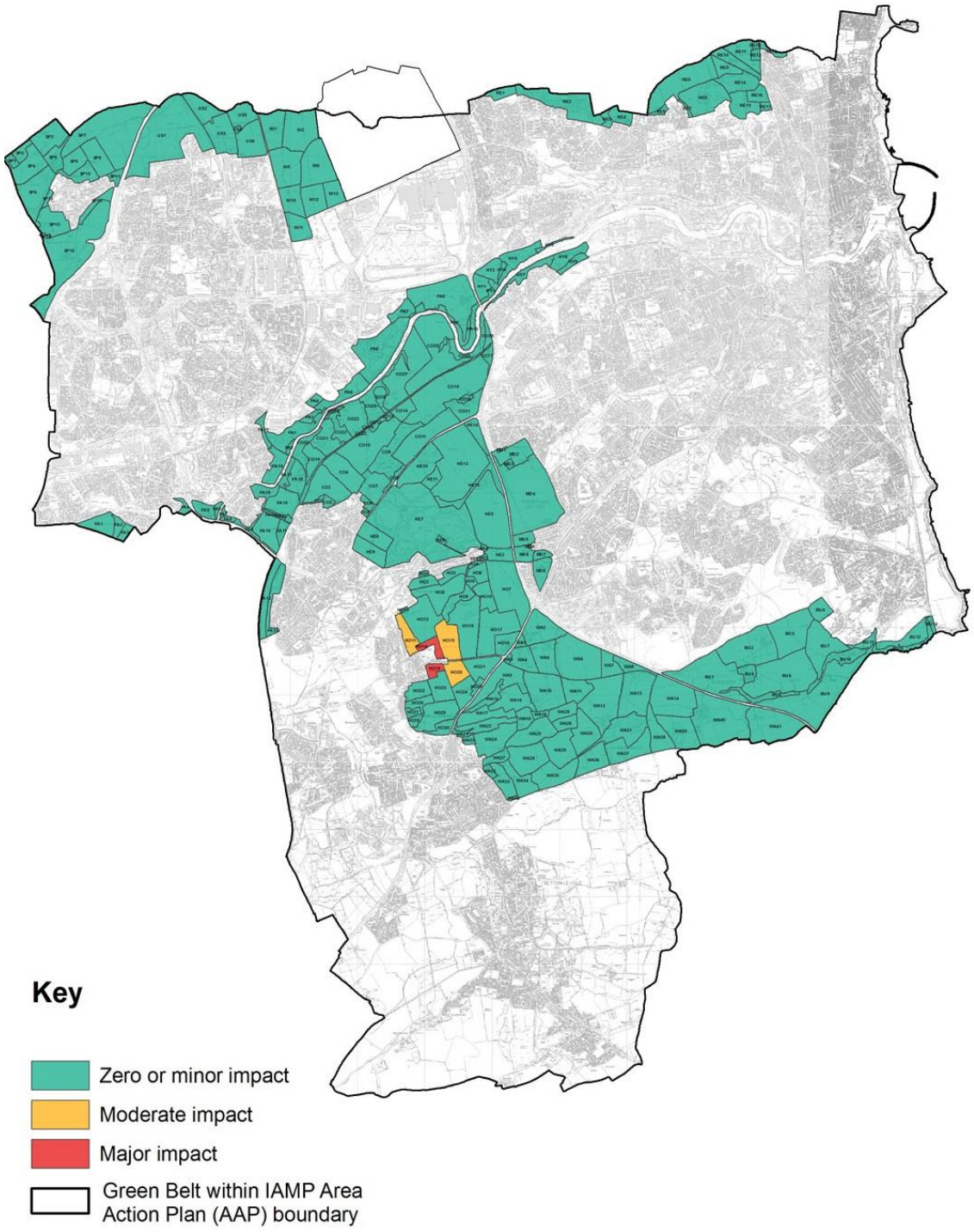
Map 6: Stage 2 Update:
Purpose 2 - Prevent the Merging of Sunderland with Tyneside, Washington, Houghton-Le-Spring and Seaham, and the Merging of Shiney Row with Washington, Chester-Le-Street and Bournmoor



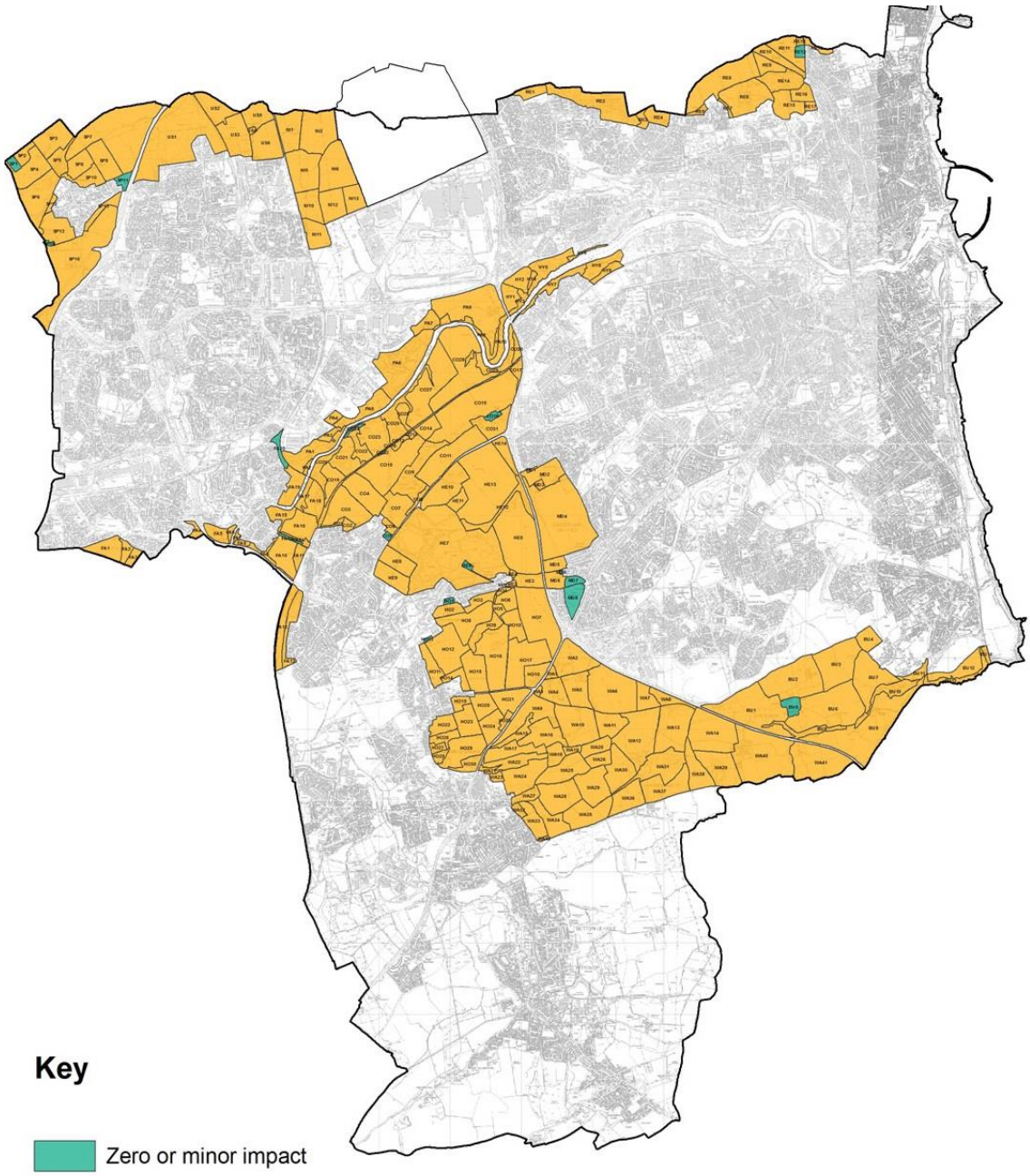
Map 7: Stage 1 Update:
Purpose 3 - Assist in Safeguarding the Countryside from Encroachment



Map 8: Stage 1 Update:
Purpose 4 - Preserve the Special and Separate Characters of Springwell Village and Newbottle Village



Map 9: Stage 1 Update:
Purpose 5 - Assist in Urban Regeneration, by Encouraging the Recycling of Derelict and Other Urban Land



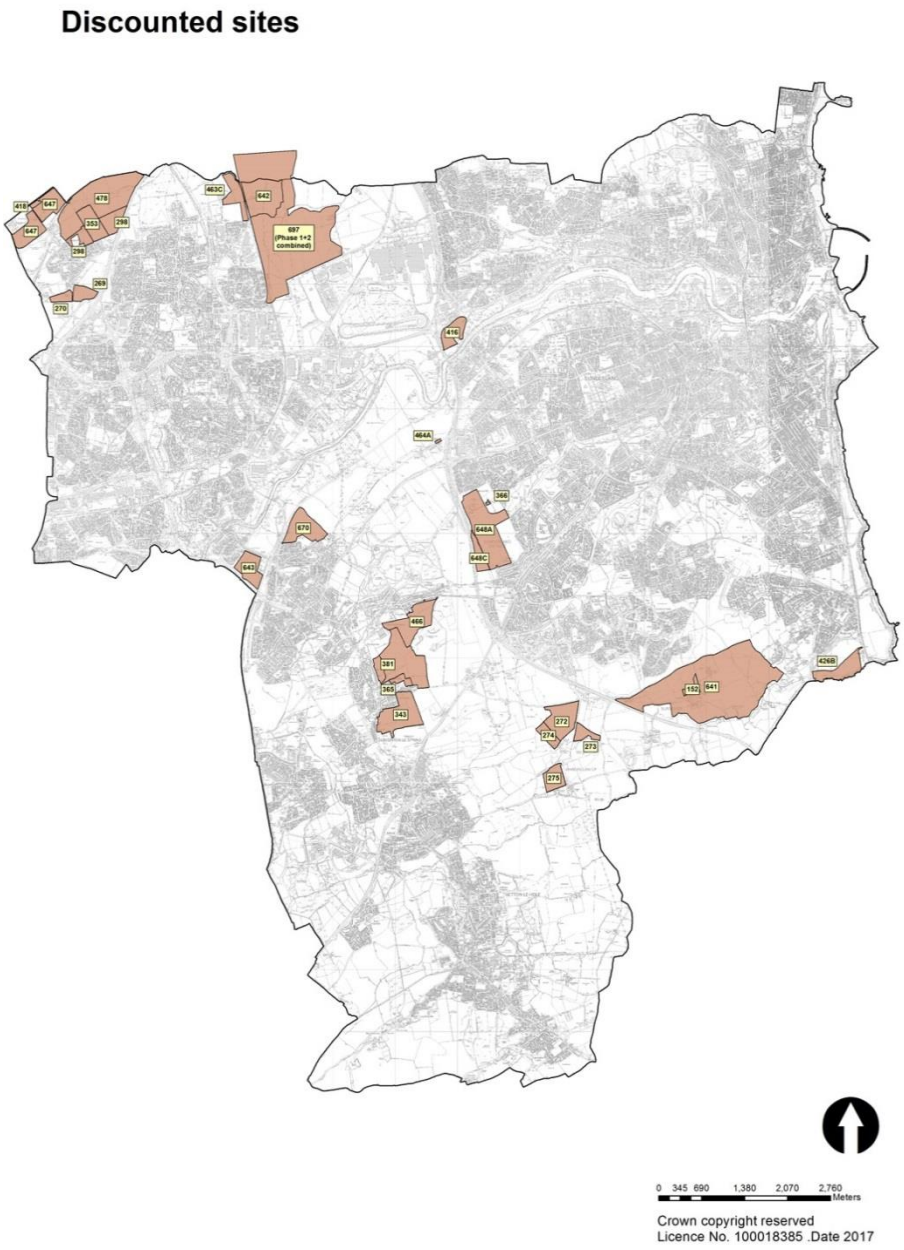
Key

- Zero or minor impact
- Moderate impact
- Major impact
- Green Belt within IAMP Area Action Plan (AAP) boundary

Call Out for Sites Review

6.8 Of the 65 submissions received, some areas had been identified as fundamental to the purposes of the Green Belt. This report demonstrates that 27 submissions have either a major impact on the purposes of Green Belt and/or directly (to more than a marginal extent) impact on Category 1 designation(s) – see Map 10, below. As a result, these sites have been excluded from the subsequent Site Selection Report, raising the total of Green Belt excluded to 73%. The remaining 36 sites and the land parcels that were not discounted by either the Stage 1 or 2 Reviews or the Call Out for Sites have been assessed via the Green Belt Site Selection Report.

Map 10: Discounted Site Submissions



Summary Results of Stage 1, Stage 2 and Call for Sites Report

Parcel of Land	SHLAA Ref	Stage 1 Impact on Green Belt purpose	Stage 2 Category 1 impacts	Call Out for Sites	Conclusion
RE1		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
RE2		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
RE3		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
RE4		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
RE5		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
RE6		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
RE7	**672**	To be assessed at Stage 2	To be assessed at Site Selection	To be considered as part of the site selection process	To be assessed at Site Selection
RE8		To be assessed at Stage 2	Major Category 1 impact. Discounted.		Discounted at Stage 2
RE9		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
RE10		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
RE11		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
RE12		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
RE13		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
RE14		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
RE15		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
RE16		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection

RE17	**675**	To be assessed at Stage 2	To be assessed at Site Selection	Partially considered. To be considered as part of the site selection process	To be assessed at Site Selection
RE18		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
NI1	**642/ 697 (Phase 2)**	Discounted. Fundamental to Green Belt purpose		Considered as part of two larger sites. Both discounted	Discounted at Stage 1
NI2	**642/ 697 (Phase 2)**	Discounted. Fundamental to Green Belt purpose		Considered as part of two larger sites. Both discounted	Discounted at Stage 1
NI3		To be assessed at Stage 2	To be assessed as part of the IAMP Area Action Plan		To be assessed as part of the IAMP Area Action Plan
NI4		To be assessed at Stage 2	To be assessed as part of the IAMP Area Action Plan		To be assessed as part of the IAMP Area Action Plan
NI5	**401 and 697 (Phase 1)**	To be assessed at Stage 2	Major Category 1 impact. Discounted.	Considered as part of two larger sites. Site 401 split into 3 parcels (401A, 401B, 401C). Other site known as Phase 1. Site 401C (with Category 1 impact) discounted. Sites 401A and 401B, together with Phase 1 to be assessed as Part of Site Selection process.	Phase 1 and Site 401 (A and B) assessed at Site Selection
NI6	**697 (Phase 1)**	Discounted. Fundamental to Green Belt purpose	Category 1 impact to the north of parcel	Considered as part of a larger site. Southern part of Phase 1 to be considered at Site Selection	Phase 1 assessed at Site Selection
NI7		To be assessed at Stage 2	To be assessed as part of the IAMP Area Action Plan		To be assessed as part of the IAMP Area Action Plan
NI8		To be assessed at Stage 2	To be assessed as part of the IAMP Area Action Plan		To be assessed as part of the IAMP Area Action Plan

NI9		To be assessed at Stage 2	To be assessed as part of the IAMP Area Action Plan		To be assessed as part of the IAMP Area Action Plan
NI10	**401 and 697 (Phase 1)**	To be assessed at Stage 2	To be assessed at Site Selection	Considered as part of two larger sites. Sites 401A and 401B, together with Phase 1 to be assessed as Part of Site Selection process.	Phase 1 and Site 401 (A and B) assessed at Site Selection
NI11	**401 and 697 (Phase 1)**	To be assessed at Stage 2	To be assessed at Site Selection	Considered as part of two larger sites. Sites 401A and 401B, together with Phase 1 to be assessed as Part of Site Selection process.	Phase 1 and Site 401 (A and B) assessed at Site Selection
NI12	**697 (Phase 1)**	To be assessed at Stage 2	To be assessed at Site Selection	Considered as part of a larger site. Phase 1 considered at Site Selection	Phase 1 assessed at Site Selection
NI13	**697 (Phase 1)**	To be assessed at Stage 2	To be assessed at Site Selection	Considered as part of a larger site. Phase 1 considered at Site Selection	Phase 1 assessed at Site Selection
NI14		To be assessed at Stage 2	To be assessed as part of the IAMP Area Action Plan		To be assessed as part of the IAMP Area Action Plan
NI15		To be assessed at Stage 2	To be assessed as part of the IAMP Area Action Plan		To be assessed as part of the IAMP Area Action Plan
NI16		To be assessed at Stage 2	To be assessed as part of the IAMP Area Action Plan		To be assessed as part of the IAMP Area Action Plan
NI17		To be assessed at Stage 2	To be assessed as part of the IAMP Area Action Plan		To be assessed as part of the IAMP Area Action Plan
NI18		To be assessed at Stage 2	To be assessed as part of the IAMP Area Action Plan		To be assessed as part of the IAMP Area Action Plan
NI19		To be assessed at Stage 2	To be assessed as part of the		To be assessed as part of the IAMP Area Action Plan

			IAMP Area Action Plan		
NI20		To be assessed at Stage 2	To be assessed as part of the IAMP Area Action Plan		To be assessed as part of the IAMP Area Action Plan
NI21		To be assessed at Stage 2	To be assessed as part of the IAMP Area Action Plan		To be assessed as part of the IAMP Area Action Plan
US1	**405A/ 405B/ 567**	To be assessed at Stage 2	Partial Category 1 impact	Partially considered as part of three sites. All to be assessed at Site Selection stage	To be assessed at Site Selection
US2		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
US3	**463/ 463B**	To be assessed at Stage 2	To be assessed at Site Selection	Whole site (463) discounted. Site 463B considered at Site Selection	Site 463B to be assessed at Site Selection
US4		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
US5	**463/463 C**	Discounted. Fundamental to Green Belt purpose		Partially considered as part of larger sites. Discounted	Discounted at Stage 1
US6	**463/ 463A/46 3C**	To be assessed at Stage 2	Partial Category 1 impact. To be assessed at Site Selection.	463 and 463C discounted. Site 463A considered at Site Selection	Site 463A to be assessed at Site Selection
SP1		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
SP2		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
SP3	**418/ 647**	Discounted (following review). Fundamental to Green Belt purpose		Both sites discounted	Discounted at Stage 1
SP4	**647**	Discounted. Fundamental to Green Belt purpose		Considered as part of a larger site. Discounted	Discounted at Stage 1
SP5		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1

SP6		To be assessed at Stage 2	Partial Category 1 impact		To be assessed at Site Selection
SP7	**298/478**	Discounted. Fundamental to Green Belt purpose		Considered as part of two individual sites. Discounted by both	Discounted at Stage 1
SP8	**478**	Discounted. Fundamental to Green Belt purpose		Considered as part of a larger site and discounted	Discounted at Stage 1
SP9	**298/353**	Discounted. Fundamental to Green Belt purpose		Partially considered as part of a larger site and submitted as a site in its own right. Discounted on both occasions	Discounted at Stage 1
SP10	**298/ 354/ 415**	To be assessed at Stage 2	Partial Category 1 impact	Three separate site options considered. Discounted as part of site 298 Sites 354 and 415 considered at Site Selection	Sites 354 and 415 to be assessed at Site Selection
SP11	**299/ 300**	To be assessed at Stage 2	To be assessed at Site Selection	To be considered as part of the site selection process	To be assessed at Site Selection
SP12	**407/ 408**	To be assessed at Stage 2	Partial Category 1 impact	Submitted twice as part of sites 407 and 408. To be considered as part of the site selection process in both instances	To be assessed at Site Selection
SP13	**407/ 407A/ 407B/ 407C**	To be assessed at Stage 2	Partial Category 1 impact	Considered as large site 407, and split into sub-sites 407A, 407B and 407C. Each to be considered as part of site selection process	To be assessed at Site Selection
SP14		Discounted (following review). Fundamental to Green Belt purpose			Discounted at Stage 1
SP15	**424**	To be assessed at Stage 2	To be assessed at Site Selection	To be considered as part of the site selection process	To be assessed at Site Selection
SP16	**269/ 270**	Discounted. Fundamental to Green Belt purpose		Two sites considered. Both discounted	Discounted at Stage 1

HY1	**416/ 416A**	Discounted. Fundamental to Green Belt purpose		Considered as part of two larger sites. Full site 416 is discounted. Site 416A considered at Site Selection	Site 416A to be assessed at Site Selection
HY2	**416/ 416A**	To be assessed at Stage 2	To be assessed at Site Selection	Considered as part of two larger sites. Full site 416 is discounted. Site 416A considered at Site Selection	Site 416A to be assessed at Site Selection
HY3		Discounted (following review). Fundamental to Green Belt purpose			Discounted at Stage 1
HY4		Discounted (following review). Fundamental to Green Belt purpose			Discounted at Stage 1
HY5		To be assessed at Stage 2	Major Category 1 impact. Discounted.		Discounted at Stage 2
HY6		To be assessed at Stage 2	Major Category 1 impact. Discounted.		Discounted at Stage 2
HY7		To be assessed at Stage 2	Partial Category 1 impact		To be assessed at Site Selection
HY8		To be assessed at Stage 2	Partial Category 1 impact		To be assessed at Site Selection
HY9		To be assessed at Stage 2	Major Category 1 impact. Discounted.		Discounted at Stage 2
PA1		To be assessed at Stage 2	Partial Category 1 impact		To be assessed at Site Selection
PA2		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
PA3	**646**	To be assessed at Stage 2	To be assessed at Site Selection	To be considered as part of the site selection process	To be assessed at Site Selection
PA4	**288**	To be assessed at Stage 2	To be assessed at Site Selection	Site already under construction for housing. To be considered as	To be assessed at Site Selection

				part of the site selection process	
PA5		To be assessed at Stage 2	Partial Category 1 impact		To be assessed at Site Selection
PA6		To be assessed at Stage 2	Partial Category 1 impact		To be assessed at Site Selection
PA7		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
PA8		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
PA9		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
PA10		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
FA1	**671**	To be assessed at Stage 2	To be assessed at Site Selection	Considered as part of a larger site. To be considered as part of the site selection process	To be assessed at Site Selection
FA2	**671**	To be assessed at Stage 2	To be assessed at Site Selection	Considered as part of a larger site. To be considered as part of the site selection process	To be assessed at Site Selection
FA3	**671**	To be assessed at Stage 2	To be assessed at Site Selection	Considered as part of a larger site. To be considered as part of the site selection process	To be assessed at Site Selection
FA4		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
FA5	**673**	To be assessed at Stage 2	To be assessed at Site Selection	Considered as part of a larger site. To be considered as part of the site selection process	To be assessed at Site Selection
FA6	**673**	To be assessed at Stage 2	Partial Category 1 impact	Considered as part of a larger site. To be considered as part of the site selection process	To be assessed at Site Selection
FA7		To be assessed at Stage 2	Major Category 1 impact. Discounted.		Discounted at Stage 2
FA8		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection

FA9		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
FA10	**643**	Discounted. Fundamental to Green Belt purpose		Considered as part of a larger site. Discounted	Discounted at Stage 1
FA11	**643**	To be assessed at Stage 2	To be assessed at Site Selection	Southern part of parcel considered as part of a larger site. Discounted	Penshaw Park assessed at Site Selection
FA12	**444**	To be assessed at Stage 2	To be assessed at Site Selection	To be considered as part of the site selection process	To be assessed at Site Selection
FA13		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
FA14		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
FA15		To be assessed at Stage 2	Major Category 1 impact. Discounted.		Discounted at Stage 2
FA16		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
FA17		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
FA18		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
FA19		To be assessed at Stage 2	Partial Category 1 impact		To be assessed at Site Selection
FA20		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
FA21		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
CO1		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
CO2		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
CO3	**670**	Discounted (following review). Fundamental to Green Belt purpose		Considered as part of a larger site. Discounted	Discounted at Stage 1

CO4		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO5		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
CO6		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
CO7		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO8		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO9		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO10		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO11		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO12		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO13		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO14		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO15	**464A**	Discounted. Fundamental to Green Belt purpose		Site discounted.	Discounted at Stage 1
CO16		Discounted (following review). Fundamental to Green Belt purpose			Discounted at Stage 1
CO17		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO18		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1

CO19		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO20		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO21		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO22		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO23		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO24		Discounted (following review). Fundamental to Green Belt purpose			Discounted at Stage 1
CO25		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO26		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO27		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO28		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO29		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO30		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
CO31	**464B**	Discounted. Fundamental to Green Belt purpose		Since the site constitutes brownfield land, the site is to be considered as part of the site selection process	To be assessed at Site Selection
CO32		Discounted (following review). Fundamental			Discounted at Stage 1

		to Green Belt purpose			
HE1		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
HE2		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
HE3		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
HE4		To be assessed at Stage 2	Partial Category 1 impact		To be assessed at Site Selection
HE5		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
HE6		Discounted (following review). Fundamental to Green Belt purpose			Discounted at Stage 1
HE7		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
HE8	**465**	To be assessed at Stage 2	Partial Category 1 impact	To be considered as part of the site selection process	To be assessed at Site Selection
HE9	**465**	To be assessed at Stage 2	Partial Category 1 impact	To be considered as part of the site selection process	To be assessed at Site Selection
HE10		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
HE11		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
HE12		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
HE13		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
HE14		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
MD1		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection

MD2	**366/ 648A/ 648D**	To be assessed at Stage 2	To be assessed at Site Selection	Considered as part of three sites. Discounted are part of sites 366 and 648A. Site 648D considered at Site Selection	Site 648D to be assessed at Site Selection
MD3	**648A**	Discounted. Fundamental to Green Belt purpose		Considered as part of a larger site. Discounted	Discounted at Stage 1
MD4	**366/ 419/ 648A/ 648C/ 648D**	To be assessed at Stage 2	Partial Category 1 impact	Numerous sites considered. Discounted are sites 366, 648A and 648C. Sites 419 and 648D considered at Site Selection	Sites 419 and 648D to be assessed at Site Selection
MD5	**648B**	To be assessed at Stage 2	To be assessed at Site Selection	Considered as part of a larger site. To be considered as part of the site selection process	To be assessed at Site Selection
MD6	**648B**	To be assessed at Stage 2	Partial Category 1 impact	Considered as part of a larger site. To be considered as part of the site selection process	To be assessed at Site Selection
MD7		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
MD8	**676**	To be assessed at Stage 2	To be assessed at Site Selection	To be considered as part of the site selection process	To be assessed at Site Selection
MD9		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
HO1	**113**	To be assessed at Stage 2	To be assessed at Site Selection	Consider as part of the site selection process	To be assessed at Site Selection
HO2	**330B**	To be assessed at Stage 2	To be assessed at Site Selection	Partially considered. To be considered as part of the site selection process	To be assessed at Site Selection
HO3	**466**	To be assessed at Stage 2	To be assessed at Site Selection	Considered as part of a larger site. Discounted	Discounted at Call out for Sites Stage
HO4		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
HO5		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
HO6		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1

HO7		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
HO8	**466**	Discounted. Fundamental to Green Belt purpose		Considered as part of site 466. Discounted.	Discounted at Stage 1
HO9		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
HO10		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
HO11	**330B/ 381**	To be assessed at Stage 2	To be assessed at Site Selection	Partially considered for 2 sites. Discounted as part of site 381. Site 330B considered at Site Selection	Site 330B to be assessed at Site Selection
HO12	**330B/ 381**	To be assessed at Stage 2	To be assessed at Site Selection	Partially considered for 2 sites. Discounted as part of site 381. Site 330B considered at Site Selection	Site 330B to be assessed at Site Selection
HO13	**330B**	To be assessed at Stage 2	To be assessed at Site Selection	To be considered as part of the site selection process	To be assessed at Site Selection
HO14	**365/ 381**	Discounted. Fundamental to Green Belt purpose		Partially considered twice as part of larger sites. Discounted in both instances	Discounted at Stage 1
HO15	**381**	Discounted. Fundamental to Green Belt purpose		Considered as part of a larger site. Discounted	Discounted at Stage 1
HO16		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
HO17		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
HO18		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
HO19	**343**	Discounted. Fundamental to Green Belt purpose		Submitted as part of a larger site. Discounted	Discounted at Stage 1

HO20		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
HO21		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
HO22	**343**	To be assessed at Stage 2	To be assessed at Site Selection	Submitted as part of a larger site. Discounted	Discounted at Call out for Sites Stage
HO23	**343**	Discounted. Fundamental to Green Belt purpose		Submitted as part of a larger site. Discounted	Discounted at Stage 1
HO24		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
HO25		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
HO26	**343**	To be assessed at Stage 2		Submitted as part of a larger site. Discounted	Discounted at Call Out for Sites Stage
HO27		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
HO28		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
HO29		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
HO30		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA1		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA2		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA3		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA4		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA5		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1

WA6		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA7		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA8		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA9		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA10		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA11		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA12	**272/ 274**	Discounted. Fundamental to Green Belt purpose		Partially considered. Discounted	Discounted at Stage 1
WA13	**273**	Discounted. Fundamental to Green Belt purpose		Partially considered. Discounted	Discounted at Stage 1
WA14		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA15		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA16		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA17		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA18		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA19		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA20		Discounted. Fundamental to Green Belt			Discounted at Stage 1

		purpose			
WA21		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
WA22		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA23	**423**	To be assessed at Stage 2	To be assessed at Site Selection	Considered as part of a larger site. To be considered as part of the site selection process	To be assessed at Site Selection
WA24		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA25		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA26		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA27		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
WA28		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA29		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA30		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA31	**275**	Discounted. Fundamental to Green Belt purpose		Partially considered. Discounted	Discounted at Stage 1
WA32	**645**	To be assessed at Stage 2	To be assessed at Site Selection	Considered as part of a larger site. To be considered as part of the site selection process	To be assessed at Site Selection
WA33	**645**	To be assessed at Stage 2	To be assessed at Site Selection	Considered as part of a larger site. To be considered as part of the site selection process	To be assessed at Site Selection

WA34		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA35		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA36		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA37		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA38		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA39		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA40		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA41		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
WA42		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection
BU1	**641**	Discounted. Fundamental to Green Belt purpose		Considered as part of a larger site. Discounted	Discounted at Stage 1
BU2	**152/ 641**	Discounted. Fundamental to Green Belt purpose		Considered as part of two sites. Both discounted	Discounted at Stage 1
BU3	**641**	Discounted. Fundamental to Green Belt purpose		Considered as part of a larger site. Discounted	Discounted at Stage 1
BU4	**674**	To be assessed at Stage 2	To be assessed at Site Selection	To be considered as part of the site selection process	To be assessed at Site Selection
BU5	**641**	Discounted (following review). Fundamental to Green Belt purpose		Considered as part of a larger site. Discounted	Discounted at Stage 1
BU6	**641**	Discounted. Fundamental to Green Belt		Considered as part of a larger site. Discounted	Discounted at Stage 1

		purpose			
BU7	**641**	Discounted. Fundamental to Green Belt purpose		Considered as part of a larger site. Discounted	Discounted at Stage 1
BU8		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
BU9		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
BU10		Discounted. Fundamental to Green Belt purpose			Discounted at Stage 1
BU11	**62**	To be assessed at Stage 2	To be assessed at Site Selection	Partially considered. To be assessed at site selection	To be assessed at Site Selection
BU12	**426B**	Discounted. Fundamental to Green Belt purpose		Considered as part of a larger site. Discounted	Discounted at Stage 1
BU13	**426B**	Discounted. Fundamental to Green Belt purpose		Partially considered as part of a larger site. Discounted	Discounted at Stage 1
BU14		To be assessed at Stage 2	To be assessed at Site Selection		To be assessed at Site Selection

7. Next Steps

7.1 The following sites have been assessed to be not fundamental to the Green Belt and therefore will be assessed for their suitability, sustainability and deliverability in Stage 3 of the Green Belt Review. The outcome of Stage 3 will be to identify those sites which should be allocated in the Draft CSDP to meet the shortfall in the land required to meet Sunderland's Objectively Assessed Need.

Table 9: Submitted Sites and Green Belt Parcels to be Assessed at Stage 3

Call Out for Site (SHLAA Site Reference)			Green Belt Land Parcel			
299-300	354		RE1	SP6	FA21	WA21
424	415		RE2	HY7	CO1	WA27
407C	407		RE3	HY8	CO2	WA42
567	408		RE4	PA1	CO5	BU11
463A	405A/B		RE5	PA4	CO6	BU14
671	463B		RE11	PA5	HE1	
673	672		RE12	PA6	HE2	
646	419		RE13	PA7	HE4	
416	648B		RE14	FA4	MD1	
675	648D		RE15	FA8	MD7	
676	674		RE16	FA9	MD9	
465	444		RE18	FA11	HO2	
113	423		US1	FA13	HO4	
464B	645		US3	FA14	HO27	
330B	354		SP1	FA19	HO28	
401/697 (Phase 1)	415		SP2	FA20	HO29	

Stage 3: Green Belt Site Selection Report

7.2 The report will consider the most suitable, sustainable and deliverable sites currently designated as Green Belt. This is based on land that has been tested against Stage 1 and Stage 2 Green Belt Reviews (and, where relevant, the Call Out for Sites Review) and has been put forward for further consideration at this stage. This report objectively assesses sites to identify the most sustainable and suitable sites to be allocated for housing. These sites will require release from the Green Belt to enable them to come forward for development, and are fundamentally necessary to the successful delivery of the overall strategy.

Stage 3: Green Belt Boundary

7.3 In accordance with national policy, it is important, where practicable, to utilise clear, strong physical features that are readily recognisable and likely to be permanent. In a few cases it may not be possible for the revised Green Belt boundary to follow a specific feature in existence on the ground. In these cases the boundary is identified as straight line between two points that can be identified on the ground and there will be policy requirement to ensure following development a strong and defensible boundary.

7.4 In addition, the NPPF requires local planning authorities to satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period and where necessary, identify areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period.

7.5 The Site Selection Report has identified a number of proposed sites for Green Belt deletion, and these sites will alter the Green Belt boundary accordingly. Following consultation on this report and the Draft CSDP, the Council will undertake a more detailed review of the Green Belt boundary to ensure that all boundaries are defensible and capable of enduring beyond the plan period. This will include:

- determining changes that result from the need to establish a new boundary where it is proposed to delete land from the Green Belt to meet housing, employment or other needs for land for built development;
- taking account of physical changes that have occurred since the last boundary review;
- including or excluding small pieces of land contributing or not contributing, respectively, to the purposes of the Green Belt;
- defining boundaries using physical features that are readily recognisable and are likely to be permanent; and
- Eliminating any very minor boundary anomalies to the detail.

Appendix 1 - Green Belt Review Stage 1 Update and Stage 2 Constraints Assessment

1. Redhouse and Fulwell

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. 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.

Redhouse and Fulwell Stage 1 Assessment

The following parcels have been assessed against the Green Belt purposes: RE1, RE2, RE3, RE4, RE5, RE6, RE7, RE8, RE8, RE9, RE10, RE11, RE12, RE13, RE14, RE15, RE16, RE17, RE18.

Green Belt Purposes

1. Check the unrestricted sprawl of the built-up area of the city
2. Preventing neighbouring towns merging into one another (in this case, Sunderland and South Tyneside)
3. Assist in safeguarding the countryside from encroachment
4. Preserve the setting and special character of Springwell Village and Newbottle Village
5. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Criteria	Parcels																	
	RE1	RE2	RE3	RE4	RE5	RE6	RE7	RE8	RE9	RE10	RE11	RE12	RE13	RE14	RE15	RE 16	RE17	RE18
1	C	C	C	C	C	E	B	D	E	E	D	A	C	D	D	C	C	D
2	B	B	B	B	B	C	A	C	C	C	C	A	B	C	B	B	B	B
3	C	C	C	B	B	E	C	D	E	E	C	A	D	C	C	C	C	D
4	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
5	C	C	C	C	C	D	C	C	D	D	C	A	C	C	C	C	C	C

Conclusions of Stage 1

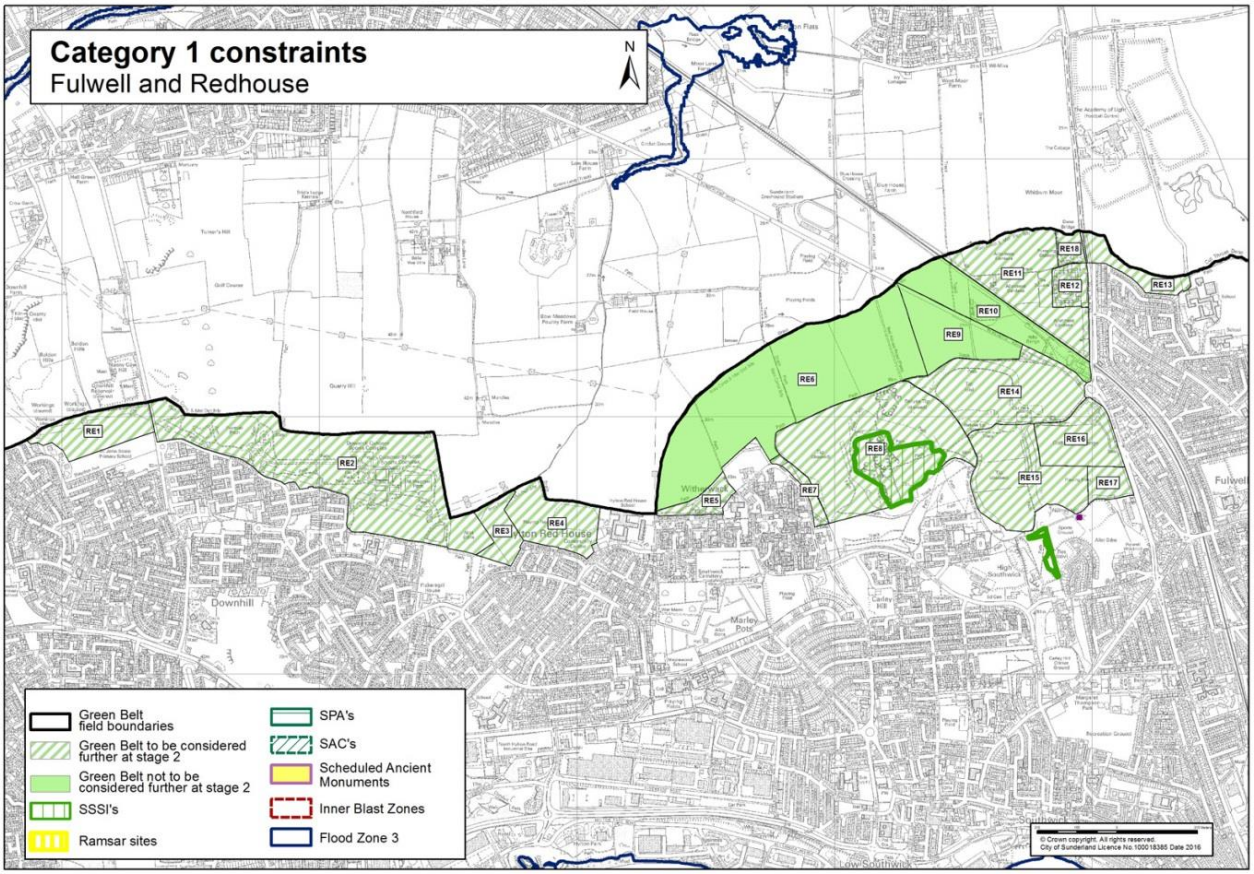
Criteria	Assessment
1	The majority of the Redhouse and Fulwell Green Belt forms urban fringe. Parcels RE6, RE9 and RE10 provide open countryside, distanced from the urban area. Parcels RE5 and RE7 provide greenspace relating to Witherwack. Parcel RE12 is an urban area
2	The Green Belt within this Redhouse and Fulwell area appears narrow, but forms part of a much wider area of Green Belt in South Tyneside.
3	Most of the area is urban fringe, though still making an important contribution to the openness of the wider countryside. Parcel RE12 constitutes an urban area
4	No impact to this purpose
5	Most of the land comprises greenfield sites within the urban fringe. Parcel RE7 constitutes greenfield land within the urban area. Parcel RE12 is a built up area.

The following Parcels are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration required at Stage 2: RE6, RE9, RE10.

All 3 Parcels form open countryside beyond the urban fringe, contributing to the openness of the Green Belt extending into the Boldon Flatts landscape. If developed, it would constitute urban sprawl with little opportunity for rounding-off, and create a major incursion into the Green Belt.

The following parcels will be assessed at stage 2: RE1, RE2, RE3, RE4, RE5, RE7, RE8, RE11, RE12, RE13, RE14, RE15, RE16, RE17, RE18.

Redhouse and Fulwell Stage 2



Parcel	Stage 2 Assessment	Conclusion
RE1	No category 1 designations	Assess at Site Selection
RE2	No category 1 designations	Assess at Site Selection
RE3	No category 1 designations	Assess at Site Selection
RE4	No category 1 designations	Assess at Site Selection
RE5	No category 1 designations	Assess at Site Selection
RE7	No category 1 designations	Assess at Site Selection
RE8	Much of Parcel RE8 forms a Local Nature Reserve that incorporates a Local Wildlife Site and Site of Special Scientific Interest. This site will be protected in full from development.	Discounted
RE11	No category 1 designations	Assess at Site Selection
RE12	No category 1 designations	Assess at Site Selection
RE13	No category 1 designations	Assess at Site Selection
RE14	No category 1 designations	Assess at Site Selection
RE15	No category 1 designations	Assess at Site Selection
RE16	No category 1 designations	Assess at Site Selection
RE17	No category 1 designations	Assess at Site Selection
RE18	No category 1 designations	Assess at Site Selection

2. Nissan

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.

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.

IAMP Area

In conjunction with this report, a separate Green Belt study has been commissioned for this area by Sunderland and South Tyneside Councils. Originally, this entire area was 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. This IAMP and NSIP boundary now focuses on the eastern half of the North of Nissan sub-area and is being addressed as part of an Area Action Plan. A separate Green Belt report has been produced for the IAMP study, and this report will be solely used to inform Green Belt assessment for this particular area. This report recommends a new Green Belt boundary, which narrows the Green Belt gap between Washington and Sunderland significantly. The remaining Green Belt land to the west of the AAP (and to the east of the Leamside Line) remains as part of this study. Specifically, this relates to Parcels NI1, NI2, NI5, NI6, NI10, NI11, NI12 and NI13.

Nissan Stage 1 Assessment

The following parcels have been assessed against the Green Belt purposes: NI1, NI2, NI5, NI6, NI10, NI11, NI12, NI13.

Green Belt Purposes

1. Check the unrestricted sprawl of the built-up area of the city
2. Preventing neighbouring towns merging into one another (in this case, Sunderland and South Tyneside)
3. Assist in safeguarding the countryside from encroachment
4. Preserve the setting and special character of Springwell Village and Newbottle Village
5. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Criteria	Parcels							
	NI1	NI2	NI5	NI6	NI10	NI11	NI12	NI13
1	E	E	D	E	D	C	D	D
2	C	D	C	D	D	D	D	D
3	E	E	D	E	D	D	D	D
4	A	A	A	A	A	A	A	A
5	D	D	D	D	D	C	D	D

Conclusions of Stage 1

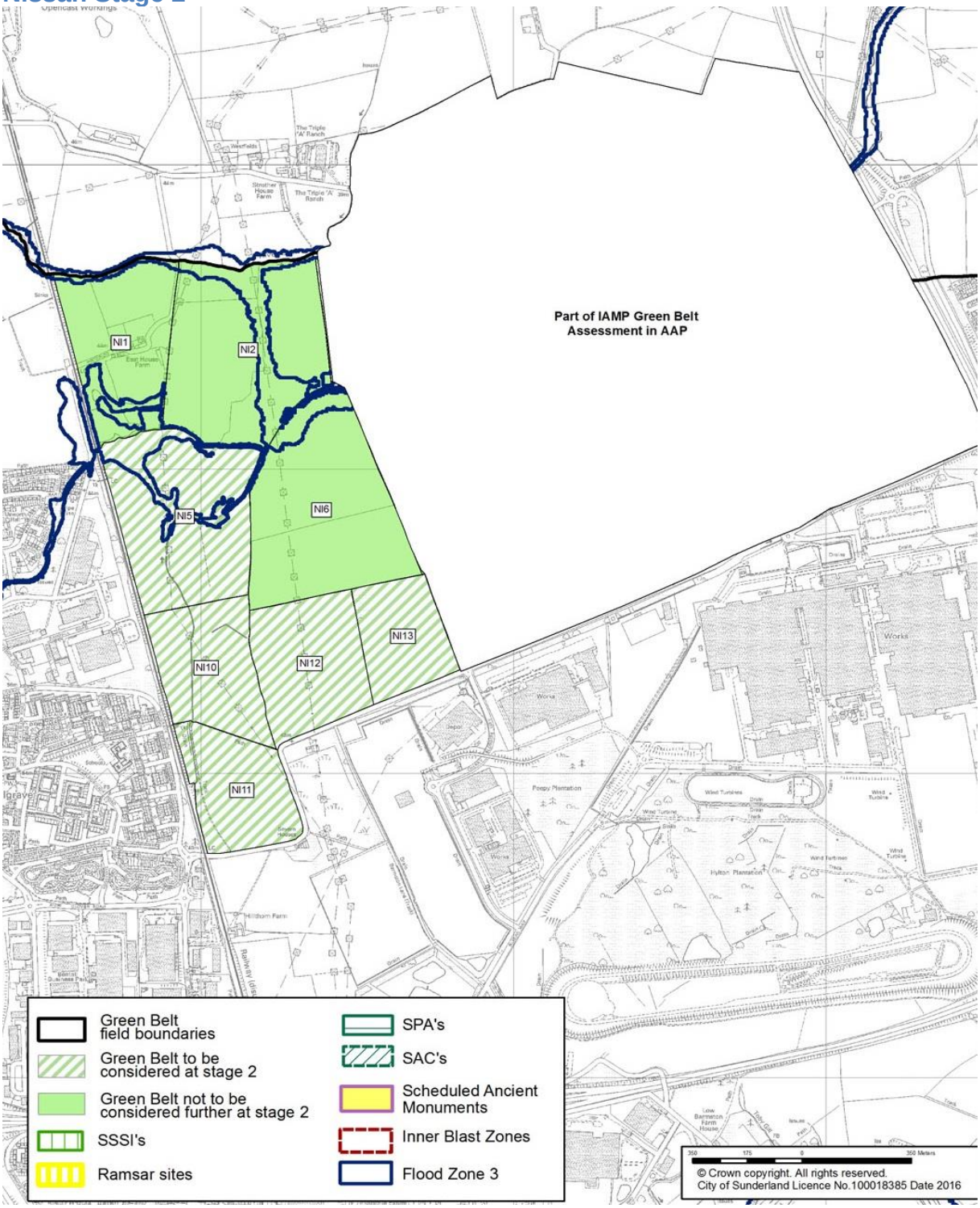
Criteria	Assessment
1	The Leamside Line and A1290 provide distinct boundaries with the built-up area, and as a result there is no clear potential for rounding-off of the existing built-up area. Parcel NI11 has more opportunity for rounding-off, but still represents protrusion into wider Green Belt.
2	This section of the green belt plays an important role in preventing the merging of South Tyneside with Washington, and Washington with Sunderland.
3	The area significantly support the openness of the countryside, consisting of land that is largely separate from the urban area, and has strong physical boundaries separating open countryside from the built-up area.
4	No impact to this purpose
5	Most of the land comprises greenfield sites within the open countryside.

The following Parcels are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration required at Stage 2: NI1, NI2, and NI6

The above 3 Parcels are physically separate from the urban area, forming open countryside that significantly contributes to the openness of the Green Belt (extending into the River Don landscape). If developed, it would constitute urban sprawl with little or no opportunity for rounding-off.

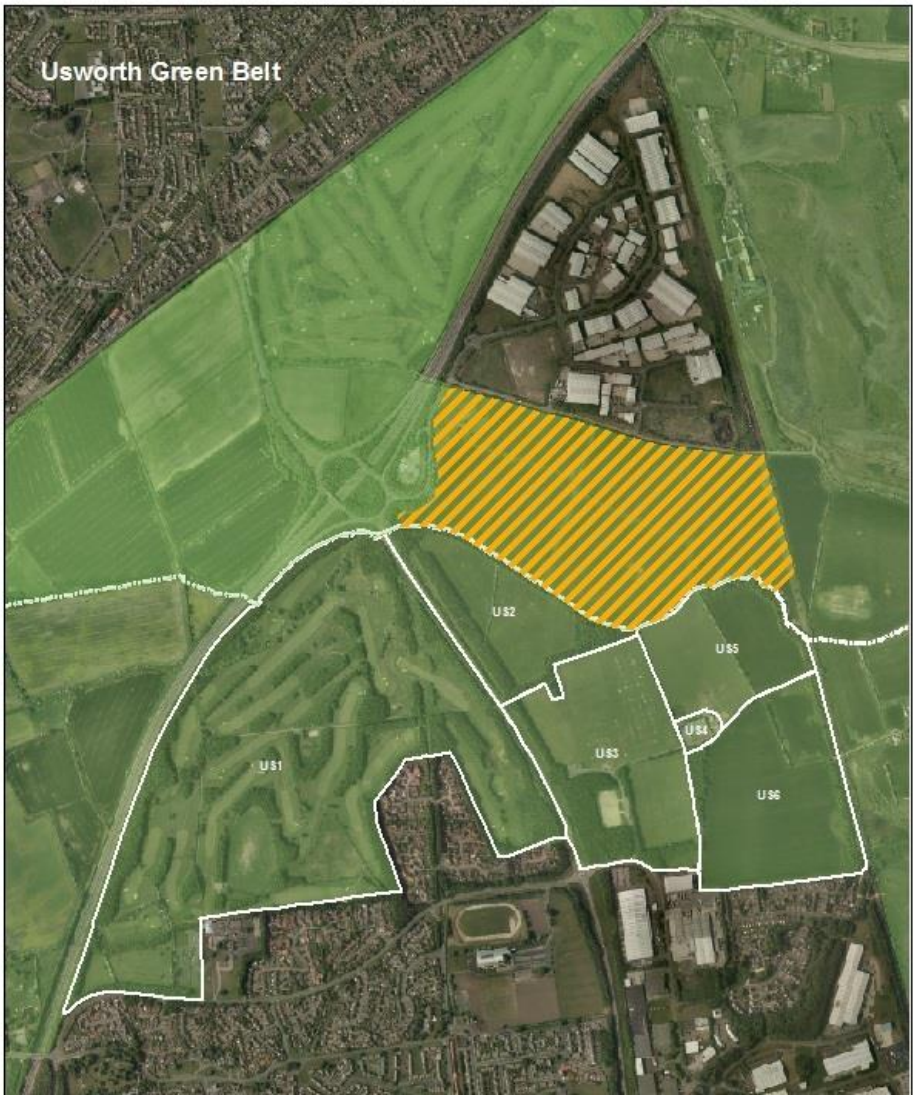
The following parcels will be assessed at stage 2: NI5, NI10, NI11, NI12, NI13.

Nissan Stage 2



Parcel	Stage 2 Assessment	Conclusion
NI5	Much of area affected by Flood Zone 3	Discounted
NI10	No category 1 designations	Assess at site selection
NI11	No category 1 designations	Assess at site selection
NI12	No category 1 designations	Assess at site selection
NI13	No category 1 designations	Assess at site selection

3. Usworth



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.

Usworth Stage 1 Assessment

The following parcels have been assessed against the Green Belt purposes: US1, US2, US3, US4, US5, US6.

Green Belt Purposes

1. Check the unrestricted sprawl of the built-up area of the city
2. Preventing neighbouring towns merging into one another (in this case, Sunderland, Gateshead and South Tyneside)
3. Assist in safeguarding the countryside from encroachment
4. Preserve the setting and special character of Springwell Village and Newbottle Village
5. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Criteria	Parcels					
	US1	US2	US3	US4	US5	US6
1	D	E	D	E	E	D
2	D	D	D	C	D	D
3	C	E	D	D	E	D
4	A	A	A	A	A	A
5	C	D	C	C	D	C

Conclusion Stage 1

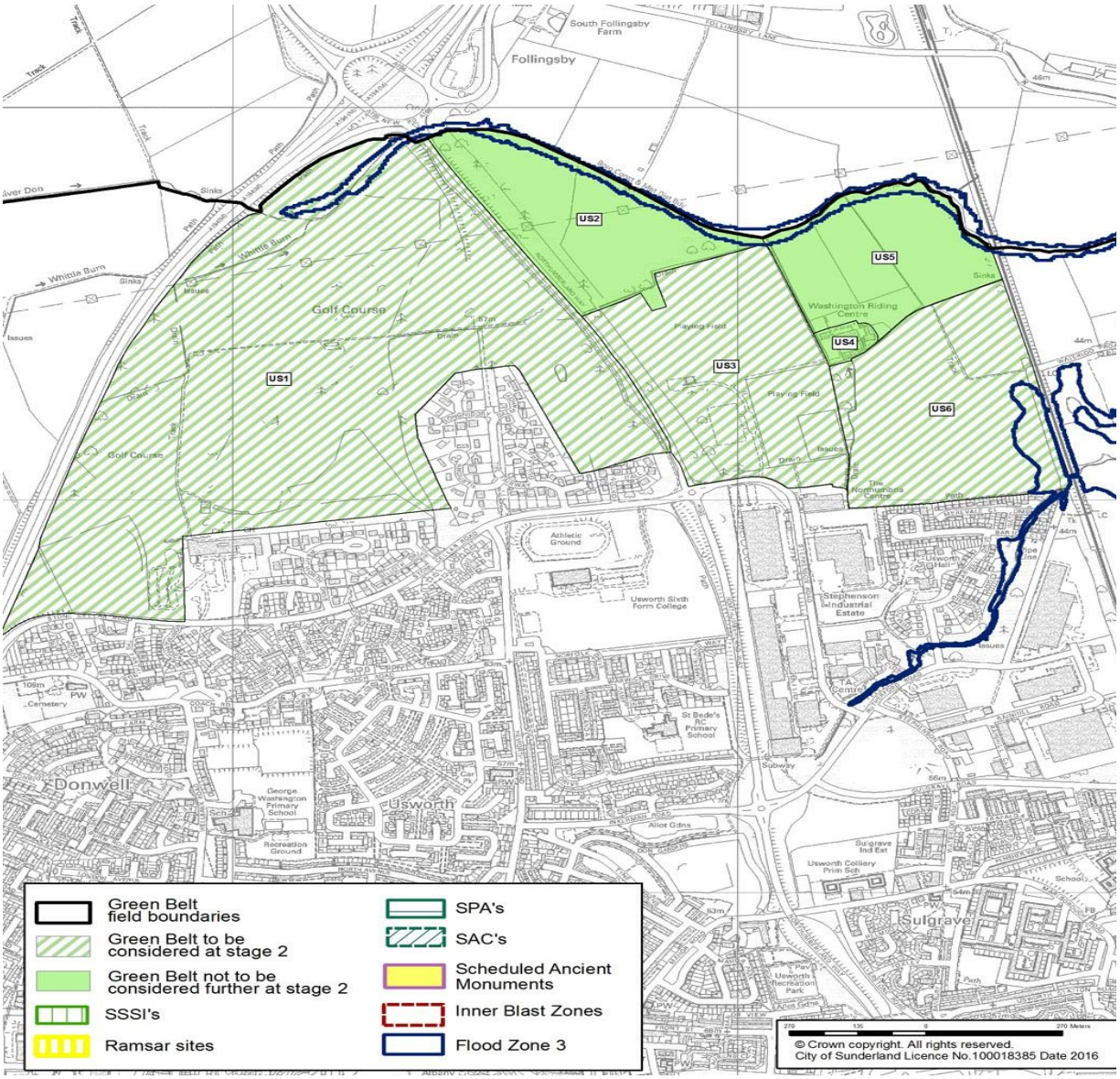
Criteria	Assessment
1	This area of the Green Belt has an important role in preventing the unrestricted sprawl of the Washington area. There is little opportunity for rounding off and development would result in significant protrusion into the wider Green Belt.
2	The Parcels adjoining the boundary with Gateshead play an important role in preventing the merging of Gateshead and Washington; their development would narrow the Green Belt significantly and prejudice its integrity.
3	Although having an urban fringe location, Parcels US3, US4, and US6 have an important role in supporting the openness of the wider countryside. Parcel US1 has more of an urban fringe use, whereas Parcels US2 and US5 are considered to be open countryside.
4	No impact to this purpose
5	Parcels US1, US3 and US6 are greenfield sites on the urban fringe, Parcel US4 is a brownfield site within the open countryside, whereas Parcels US2 and US5 are greenfield sites within the open countryside.

The following Parcels are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration required: Parcels US2, US4, US5.

All 3 Parcels form open countryside beyond the urban fringe, contributing to the openness of the Green Belt extending into the River Don landscape. If developed, it would constitute urban sprawl with little opportunity for rounding-off, and would significantly prejudice the integrity of the Green Belt gap between Washington and Follingsby.

The following parcels will be assessed at stage 2: Parcels US1, US3, US6.

Usworth Stage 2



Parcel	Stage 2 Assessment	Conclusion

US1	Partly affected. A limited proportion of land beside the River Don falls within Flood Zone 3	Assess at site selection
US3	No category 1 designations	Assess at site selection
US6	Partly affected. Usworth Burn lies within Flood Zone 3 (southeast corner of Parcel US6).	Assess at site selection

4. Springwell Village

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.

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.

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.

Springwell Stage1 Assessment

The following parcels have been assessed against the Green Belt purposes: SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, SP12, SP13, SP14, SP15, SP16.

Green Belt Purposes

1. Check the unrestricted sprawl of the built-up area of the city
2. Preventing neighbouring towns merging into one another (in this case, Springwell Village, Gateshead and Washington)
3. Assist in safeguarding the countryside from encroachment
4. Preserve the setting and special character of Springwell Village and Newbottle Village
5. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Criteria	Parcels															
	SP1	SP2	SP3	SP4	SP5	SP6	SP7	SP8	SP9	SP10	SP11	SP12	SP13	SP14	SP15	SP16
1	C	D	D	E	E	D	E	E	E	D	B	B	D	E	C	E
2	C	C	D	D	D	D	D	D	D	C	D	B	C	B	D	E
3	A	C	E	D	C	C	E	E	E	D	B	B	D	B	D	E
4	A	A	A	A	B	B	A	B	B	B	B	B	B	B	B	B
5	B	C	C	D	C	C	D	D	D	C	B	C	C	A	C	D

Conclusions of Stage 1

Criteria	Assessment
1	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 Parcels SP11 and SP12. Parcel SP14 constitutes the separate urban area of Mount Lonnen.
2	For the majority of the Parcels, development would have a significant impact upon the width of the Green Belt. Parcel SP12 has a more minor role in preventing built up areas from merging. Parcel SP14 is already built up and has

	very limited scope for further development sprawl.
3	Large areas of this section of the Green Belt are open countryside. Smaller parcels of land immediately adjacent to Springwell Village and Wrekenton comprise urban fringe. Parcel SP14 constitutes built development.
4	The Parcels surrounding Springwell Village contribute to its setting and character.
5	Most of the Parcels are greenfield sites within the urban fringe or open countryside. Parcel SP6 is a brownfield site within the open countryside. Parcel SP11 is considered to be a mix of greenfield and brownfield land, and partly forms the urban area. Parcel SP14 constitutes a built up area.

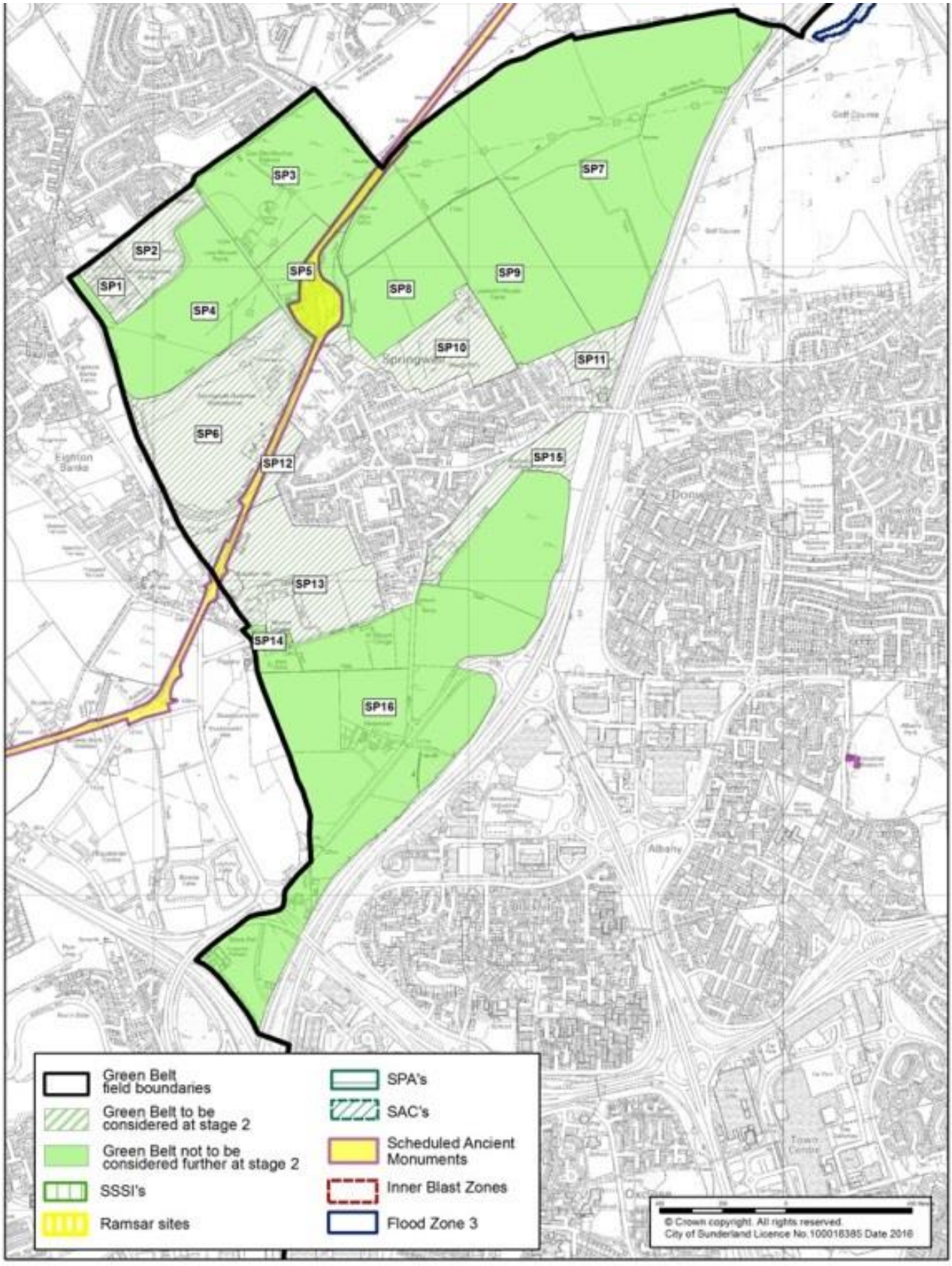
The following Parcels are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration required: SP3; SP4; SP5; SP7; SP8; SP9; SP14; SP16.

All of the Parcels form open countryside beyond the urban fringe, contributing to the openness of the Green Belt and supporting the prominent upland landscape around Springwell Village. If developed, it would constitute urban sprawl with little opportunity for rounding-off, and create a major incursion into the Green Belt.

Parcel SP16 would effectively close the gap between Springwell Village and Sunderland, while the remainder of the Parcels would significantly prejudice the integrity of the Green Belt gap between Gateshead and Springwell Village.

The following parcels will be assessed at Stage 2: SP1, SP2, SP6, SP10, SP11, SP12, SP13, SP15.

Springwell Village Stage 2



Parcel	Stage 2 Assessment	Conclusion
SP1	No category 1 designations	Assess at site selection
SP2	No category 1 designations	Assess at site selection
SP6	Partly affected. Provides a boundary and setting to the Bowes Railway which is a Scheduled Ancient Monument.	Assess at site selection
SP10	Partly affected. Provides a boundary and setting to the Bowes Railway which is a Scheduled Ancient Monument.	Assess at site selection
SP11	No category 1 designations	Assess at site selection
SP12	Partly affected. Provides a boundary and setting to the Bowes Railway which is a Schedules Ancient Monument.	Assess at site selection
SP13	Partly affected. Provides a boundary and setting to the Bowes Railway which is a Scheduled Ancient Monument.	Assess at site selection
SP15	No category 1 designations	Assess at site selection

5. Hylton

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.

Hylton Stage1 Assessment

The following parcels have been assessed against the Green Belt purposes: HY1, HY2, HY3, HY4, HY5, HY6, HY7, HY8, HY9.

Green Belt Purposes

1. Check the unrestricted sprawl of the built-up area of the city
2. Preventing neighbouring towns merging into one another
3. Assist in safeguarding the countryside from encroachment
4. Preserve the setting and special character of Springwell Village and Newbottle Village
5. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Criteria	Parcels								
	HY1	HY2	HY3	HY4	HY5	HY6	HY7	HY8	HY9
1	E	D	E	E	D	D	C	D	D
2	A	A	A	A	A	A	A	A	A
3	E	D	D	D	D	D	D	D	D
4	A	A	A	A	A	A	A	A	A
5	D	C	C	C	C	C	C	C	C

Conclusions of Stage 1

Criteria	Assessment
1	There is little opportunity for rounding off without a significant protrusion into the wider Green Belt. Most of the Parcels contain an urban boundary. Parcel 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.
2	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.

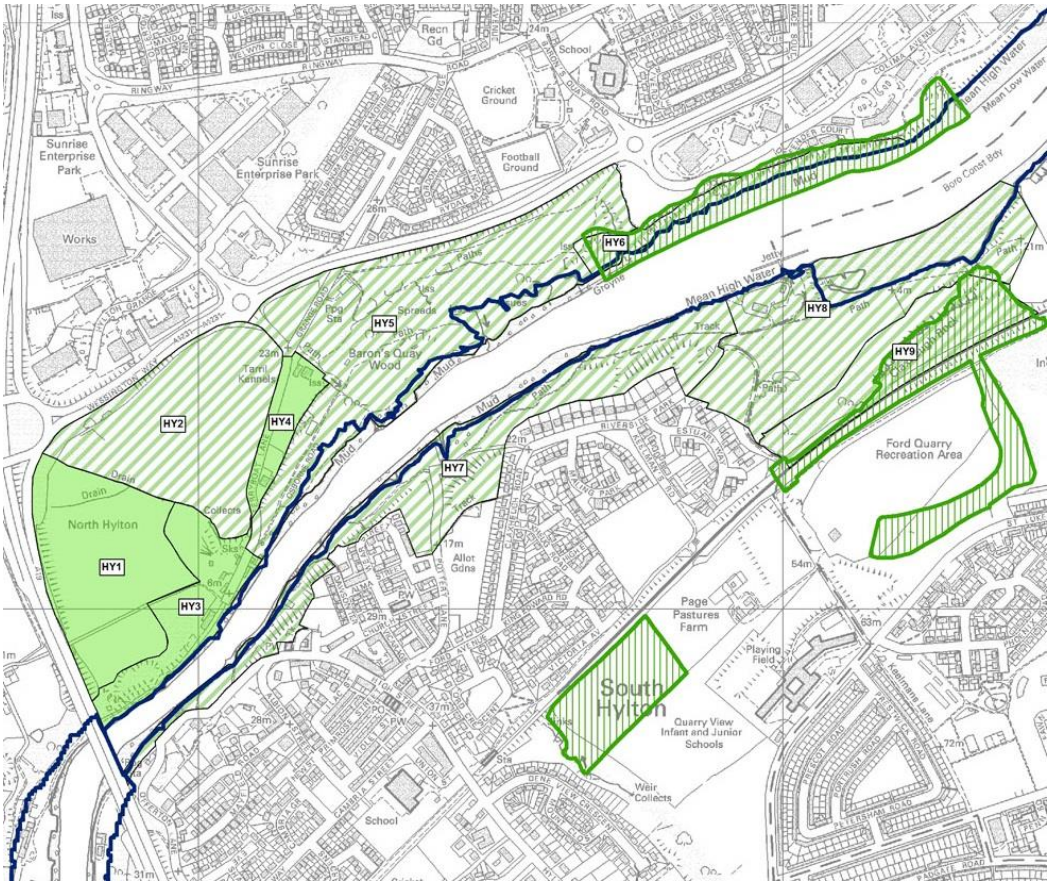
3	The area plays an important role in supporting the openness of the riverside as it links to the wider Green Belt. Apart from Parcel HY1, the Parcels in this area have a minor urban fringe role.
4	No impact to this purpose
5	Most of the Parcels comprise greenfield land on urban fringe or brownfield sites in the open countryside. Parcel HY1 is a greenfield site within the open countryside.

The following Parcels are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration required: HY1, HY3. HY4.

These parcels forms open countryside beyond the urban fringe, contributing to the openness of the Green Belt and supporting the River Wear landscape. If developed, it would constitute urban sprawl with little opportunity for rounding-off, and create a major incursion into the Green Belt.

The following parcels will be assessed at stage 2: HY2, HY5, HY6, HY7, HY8, HY9.

Hylton Stage 2



Parcel	Stage 2 Assessment	Conclusion
HY2	No category 1 designations	Assess at Site Selection
HY5	Parcel forms part of a Local Nature Reserve that incorporates a Site of Special Scientific Interest and Local Wildlife Site. In addition, the site also forms a boundary to the River Wear Estuary, and is therefore subject to Flood Zone 3.	Discounted
HY6	Parcel forms a Local Nature Reserve and Site of Special Scientific Interest. In addition, the site also forms a boundary to the River Wear Estuary, and is therefore subject to Flood Zone 3.	Discounted
HY7	Partly affected. Parcel forms a boundary to the River Wear Estuary, and is therefore subject to Flood Zone 3.	Assess at Site Selection
HY8	Partly affected. Parcel forms a boundary to the River Wear Estuary, and is therefore subject to Flood Zone 3.	Assess at Site Selection
HY9	Much of parcel incorporates a Site of Special Scientific Interest.	Discounted

6. Pattinson and Low Barmston

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 Parcel PA4, which is under construction 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.

Pattison and Low Barmston Stage1 Assessment

The following parcels have been assessed against the Green Belt purposes: PA1, PA2, PA3, PA4, PA5, PA6, PA7, PA8, PA9, PA10.

Green Belt Purposes

1. Check the unrestricted sprawl of the built-up area of the city
2. Preventing neighbouring towns merging into one another (in this case, Sunderland, Washington and Houghton-le-Spring)
3. Assist in safeguarding the countryside from encroachment
4. Preserve the setting and special character of Springwell Village and Newbottle Village
5. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Criteria	Parcels									
	PA1	PA2	PA3	PA4	PA5	PA6	PA7	PA8	PA9	PA10
1	D	E	D	B	D	D	D	E	E	E
2	C	C	B	A	C	C	C	D	E	D
3	D	D	C	C	D	D	D	E	E	E
4	A	A	A	A	A	A	A	A	A	A
5	C	C	C	C	D	D	C	D	D	D

Conclusions of Stage 1

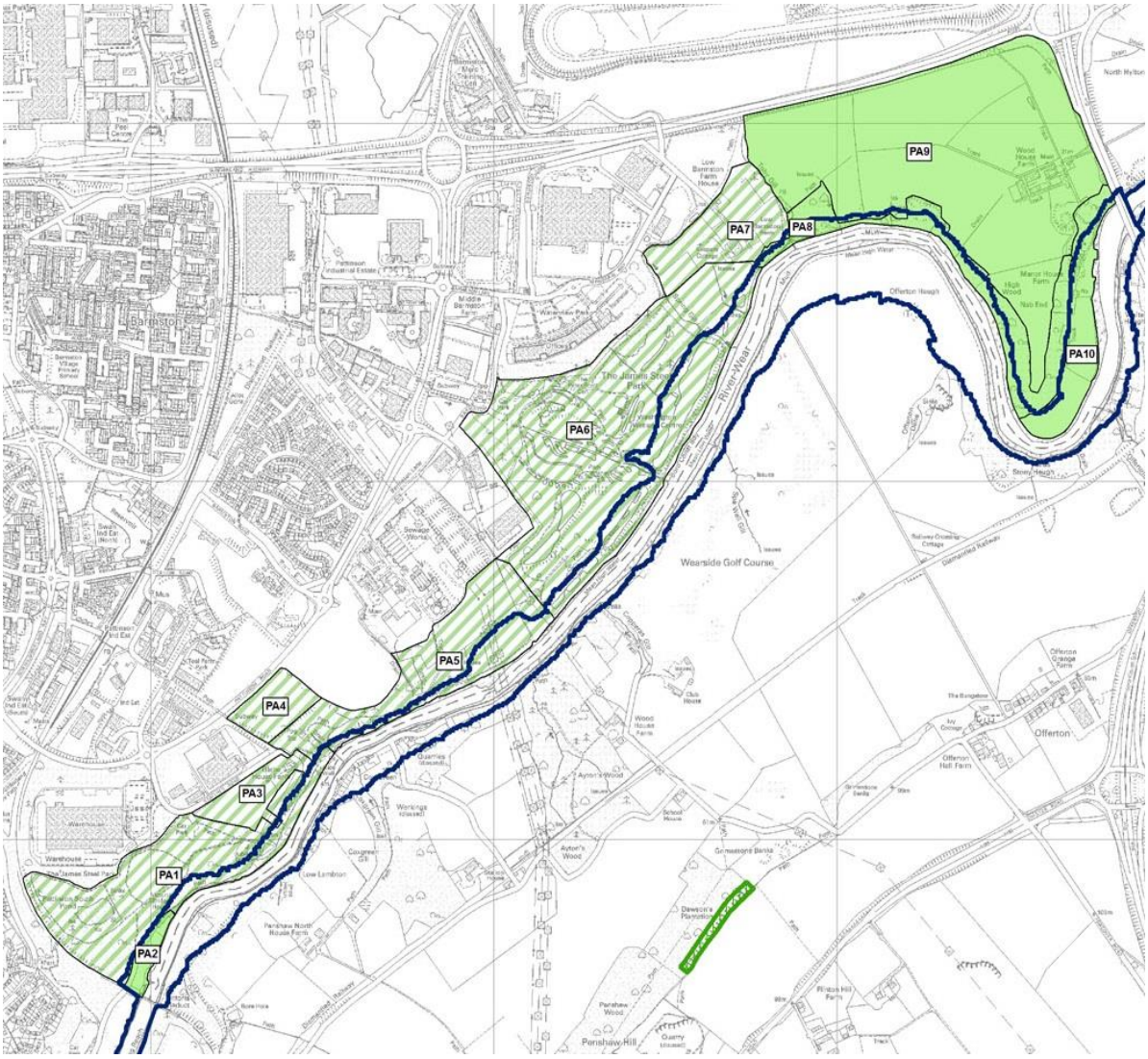
Criteria	Assessment
1	Development of the majority of this section of the Green Belt would result in substantial protrusion into the wider Green Belt. Parcel PA4 has planning approval for housing and is currently under construction.
2	With the exception of Parcel PA4, which has zero impact on preventing built up areas from merging, development of most of the area would have some impact upon the width of the Green Belt, with Parcels PA8, PA9 and PA10 playing an important role in this respect (preventing Sunderland and Washington from merging).
3	The majority of this section of the Green Belt is considered to be part of the wider open countryside. Parcels PA3 and PA4 lie on the urban fringe, whilst Parcels PA1,PA2 and PA7 have a partial urban fringe role.
4	No impact to this purpose.
5	Parcels PA5, PA6, PA8, PA9 and PA10 are greenfield sites in the open countryside, whereas the remainder are greenfield sites on the urban fringe.

The following Parcels are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration required: PA2, PA8, PA9, PA10.

All of these Parcels form open countryside beyond the urban fringe, contributing to the openness of the Green Belt and supporting the River Wear landscape. If developed, it would constitute urban sprawl with little opportunity for rounding-off, and create a major incursion into the Green Belt. Parcel PA9 would effectively close the gap between Sunderland and Washington.

The following parcels will be assessed at stage 2: PA1, PA3, PA4, PA5, PA6, PA7.

Pattinson and Low Barmston Stage 2



Parcel	Stage 2 Assessment	Conclusion
PA1	Partly affected. Parcel forms a boundary to the River Wear, and is therefore subject to Flood Zone 3.	Assess at Site Selection
PA3	No category 1 designations.	Assess at Site Selection
PA4	No category 1 designations.	Assess at Site Selection
PA5	Partly affected. Parcel forms a boundary to the River Wear, and is therefore subject to Flood Zone 3.	Assess at Site Selection
PA6	Partly affected. Parcel forms a boundary to the River Wear, and is therefore subject to Flood Zone 3.	Assess at Site Selection
PA7	No category 1 designations.	Assess at Site Selection

7. Fatfield and Biddick Woods

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.

Fatfield and Biddick Woods Stage1 Assessment

The following parcels have been assessed against the Green Belt purposes: FA1, FA2, FA3, FA4, FA5, FA6, FA7, FA8, FA9, FA10, FA11, FA12, FA13, FA14, FA15, FA16, FA17, FA18, FA19, FA20, FA21.

Green Belt Purposes

1. Check the unrestricted sprawl of the built-up area of the city
2. Preventing neighbouring towns merging into one another (in this case, Shiney Row with Washington, Chester-Le-Street and Bournmoor)
3. Assist in safeguarding the countryside from encroachment
4. Preserve the setting and special character of Springwell Village and Newbottle Village
5. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Criteria	Parcels																			
	FA1	FA2	FA3	FA4	FA5	FA6	FA7	FA8	FA9	FA10	FA11	FA12	FA13	FA14	FA15	FA16	FA17	FA18	FA19	FA20	FA21
1	C	C	C	C	C	C	C	C	C	E	D	D	C	A	D	E	E	E	D	B	C
2	B	B	B	B	B	B	B	B	B	E	D	B	B	A	C	E	D	D	D	A	D
3	C	D	D	B	B	B	B	A	B	D	C	D	C	A	C	D	E	E	D	A	B
4	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
5	C	C	C	C	C	C	C	C	C	D	C	D	C	B	C	D	D	D	C	B	C

Conclusions of Stage1

Criteria	Assessment
1	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

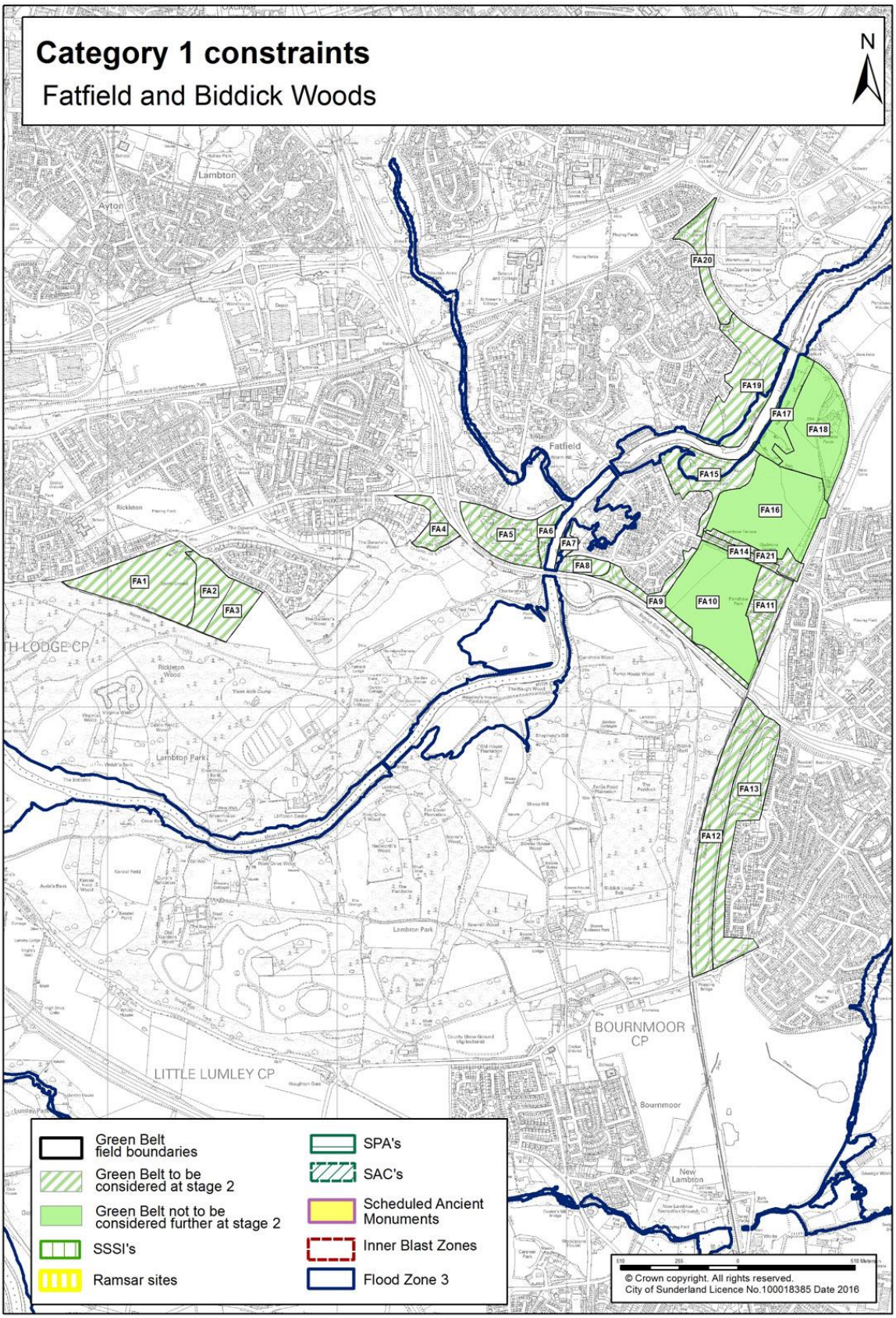
	found at Parcels FA4, FA13 and FA20.
2	The section centred around Parcels FA1-FA9, FA12 and FA13 is part of a more extensive Green Belt across the boundary in the County Durham area. The north eastern section is very narrow and plays an important role in preventing the merging of Washington with Houghton.
3	Much of the area comprises urban fringe, with the larger Parcels supporting the openness of the wider countryside.
4	No impact to this purpose.
5	Most of the area comprises greenfield sites on the urban fringe, with some greenfield sites within the open countryside. Parcels FA4, FA13, FA20 and FA21 can be considered to be greenfield sites but part of the urban area. Parcel FA14 comprises terraced housing- brownfield land that forms a built up area.

The following Parcels are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration required: FA10, FA16, FA17, FA18.

All of the Parcels, if developed, would constitute urban sprawl and a major protrusion into the Green Belt. Development within Parcels FA10 and FA16 would effectively close the Green Belt gap between Washington and Penshaw. Parcels FA17 and FA18 particularly form open countryside beyond the urban fringe, contributing to the openness of the Green Belt and supporting the River Wear landscape.

The following parcels will be assessed at stage 2: FA1, FA2, FA3, FA4, FA5, FA6, FA7, FA8, FA9, FA11, FA12, FA13, FA14, FA15, FA19, FA20, FA21.

Fatfield and Biddick Woods Stage 2



Parcel	Stage 2 Assessment	Conclusion

FA1	No category 1 designations	Assessed at Site Selection
FA2	No category 1 designations	Assessed at Site Selection
FA3	No category 1 designations	Assessed at Site Selection
FA4	No category 1 designations	Assessed at Site Selection
FA5	No category 1 designations	Assessed at Site Selection
FA6	Partly affected. Parcel forms a boundary to the River Wear, and is therefore subject to Flood Zone 3.	Assessed at Site Selection
FA7	Much of parcel forms a boundary to the River Wear, and is therefore subject to Flood Zone 3.	Discounted
FA8	No category 1 designations	Assessed at Site Selection
FA9	No category 1 designations	Assessed at Site Selection
FA11	No category 1 designations	Assessed at Site Selection
FA12	No category 1 designations	Assessed at Site Selection
FA13	No category 1 designations	Assessed at Site Selection
FA14	No category 1 designations	Assessed at Site Selection
FA15	Much of parcel forms a boundary to the River Wear, and is therefore subject to Flood Zone 3.	Discounted
FA19	Partly affected. Parcel forms a boundary to the River Wear, and is therefore subject to Flood Zone 3.	Assessed at Site Selection
FA20	No category 1 designations	Assessed at Site Selection
FA21	No category 1 designations	Assessed at Site Selection

8. Cox Green, Offerton and Penshaw Areas

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- one flanking the River Wear Estuary, the other running southwards 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.

Cox Green, Offerton and Penshaw Areas Stage 1 Assessment

The following parcels have been assessed against the Green Belt purposes: CO1, CO2, CO3, CO4, CO5, CO6, CO7, CO8, CO9, CO10, CO11, CO12, CO13, CO14, CO15, CO16, CO17, CO18, CO19, CO20, CO21, CO22, CO23, CO24, CO25, CO26, CO27, CO28, CO29, CO30, CO31, CO32.

Green Belt Purposes

1. Check the unrestricted sprawl of the built-up area of the city
2. Preventing neighbouring towns merging into one another (in this case, Sunderland, Washington and Houghton-le-Spring)
3. Assist in safeguarding the countryside from encroachment
4. Preserve the setting and special character of Springwell Village and Newbottle Village
5. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Criteria	Parcels																															
	CO1	CO2	CO3	CO4	CO5	CO6	CO7	CO8	CO9	CO10	CO11	CO12	CO13	CO14	CO15	CO16	CO17	CO18	CO19	CO20	CO21	CO22	CO23	CO24	CO25	CO26	CO27	CO28	CO29	CO30	CO31	CO32
1	C	C	D	D	B	C	D	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
2	B	B	D	D	A	B	C	D	D	D	D	D	D	D	D	B	B	D	D	D	D	D	D	B	D	D	D	D	D	B	C	B
3	C	C	E	E	A	C	E	E	E	E	E	E	E	E	E	C	E	E	E	E	E	E	E	D	E	E	E	E	E	E	E	E
4	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
5	C	C	C	D	B	C	D	C	D	D	D	D	D	D	D	A	D	D	D	D	D	D	D	A	D	D	D	D	D	D	C	A

Conclusions of Stage 1

Criteria	Assessment
1	The Parcels 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.
2	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 parcels that would have a minor impact on Green Belt merging. Central parcels would split the Green Belt area and have a more significant impact.
3	The parcels adjacent to the built-up area of Penshaw constitute urban fringe. The hamlets of Offerton and Cox Green broadly support the openness of the surrounding countryside. The remaining open countryside plays an important role in supporting the openness of the wider countryside.

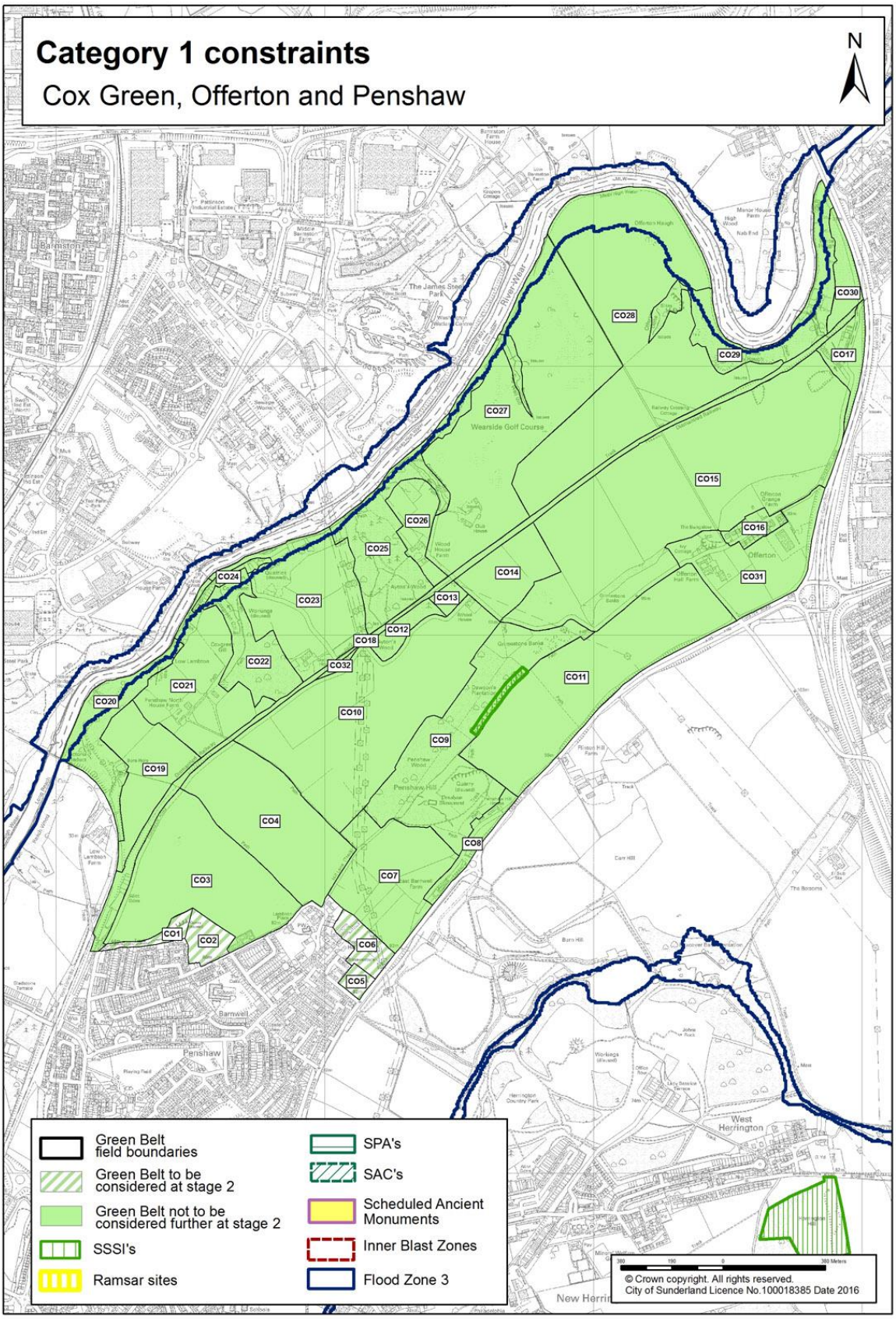
4	No impact to this purpose.
5	Most of the Parcels are greenfield sites within the open countryside. Parcel CO5 is a greenfield site that is part of the urban area, whereas parcels CO1, CO2, CO3 and CO6 are greenfield sites within the urban fringe and parcel CO8 is brownfield land within the open countryside.

The following Parcels are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration required: CO3, CO4, CO7, CO8, CO9, CO10, CO11, CO12, CO13, CO14, CO15, CO16, CO17, CO18, CO19, CO20, CO21, CO22, CO23, CO24, CO25, CO26, CO27, CO28, CO29, CO30, CO31, CO32.

All of the parcels form open countryside beyond the urban fringe, contributing to the openness of the Green Belt and supporting the landscape around the River Wear and/or Penshaw Monument. This includes parcels that abut the Sunderland built-up area to the east, but in these cases they are physically separated to this area by the A19. If developed, all of the Parcels would constitute urban sprawl with little opportunity for rounding-off, and create a major incursion into the Green Belt.

The remaining Parcels will be assessed at stage 2: CO1, CO2, CO5, CO6.

Cox Green, Offerton and Penshaw Areas Stage 2



Parcel	Stage 2 Assessment	Conclusion
CO1	No category 1 designations	Assessed at Site Selection
CO2	No category 1 designations	Assessed at Site Selection
CO5	No category 1 designations	Assessed at Site Selection
CO6	No category 1 designations	Assessed at Site Selection

9. New and West Herrington

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.

New and West Herrington Stage 1 Assessment

The following parcels have been assessed against the Green Belt purposes: HE1, HE2, HE3, HE4, HE5, HE6, HE7, HE8, HE9, HE10, HE11, HE12, HE13, HE14.

Green Belt Purposes

1. Check the unrestricted sprawl of the built-up area of the city
2. Preventing neighbouring towns merging into one another (in this case, Sunderland and Houghton-le-Spring)
3. Assist in safeguarding the countryside from encroachment
4. Preserve the setting and special character of Springwell Village and Newbottle Village
5. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Criteria	Parcels													
	HE1	HE2	HE3	HE4	HE5	HE6	HE7	HE8	HE9	HE10	HE11	HE12	HE13	HE14
1	B	C	E	D	E	E	E	C	C	E	E	E	E	E
2	B	C	E	C	D	A	E	C	B	D	D	D	D	B
3	C	C	E	C	E	A	E	D	D	E	E	E	E	E
4	A	A	A	A	A	A	A	A	A	A	A	A	A	A
5	C	C	D	C	D	A	C	C	C	D	D	D	D	D

Conclusions of Stage 1

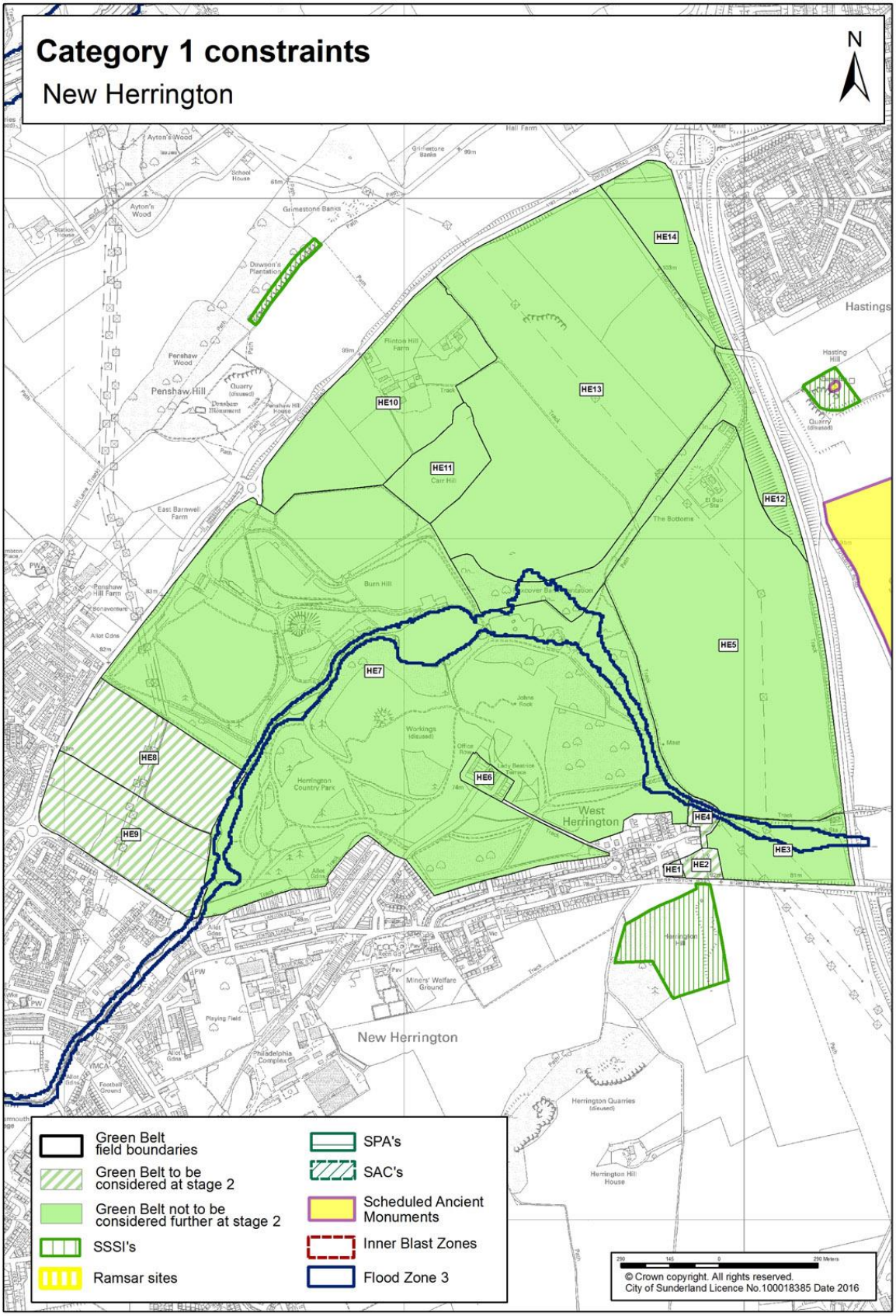
Criteria	Assessment
1	With the exception of a few small areas that are partially contained by the adjoining built-up area, for the most part the impact of development would result in substantial protrusion into the wider Green Belt.
2	This section of the Green Belt is important in preventing the merging of the Houghton area with Sunderland. For the most part the Green Belt is wide- some urban fringe parcels 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 Parcel HE3 would have a fundamental impact.
3	Parcels HE1, HE2 and HE4 are very small areas that comprise urban fringe, on the edge of West Herrington. The remainder is part of the wider open countryside. Any further development encroachment within HE6 would be within the confines of the settlement boundary.
4	No impact to this purpose.
5	The land comprises greenfield sites in open countryside or urban fringe. Parcel HE6 is a developed area.

The following Parcels are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration required: HE3, HE5, HE6, HE7, HE10, HE11, HE12, HE13, HE14.

All of the parcels form open countryside beyond the urban fringe, contributing to the openness of the Green Belt and supporting the Magnesian Limestone landscape. This includes Parcel HE7 (Herrington Country Park) which has elements of urban fringe, but has been designed to blend into the wider countryside landscape. These parcels, if developed, would constitute urban sprawl with little opportunity for rounding-off, and create a major incursion into the Green Belt. Parcels HE3 and HE7 greatly compromise the Green Belt gap between Sunderland and Houghton-le-Spring.

The remaining Parcels are: HE1, HE2, HE4, HE8 and HE9.

New and West Herrington Stage 2



Parcel	Stage 2 Assessment	Conclusion
HE1	No category 1 designations	Assessed at Site Selection
HE2	No category 1 designations	Assessed at Site Selection
HE4	Part of parcel is subject to Flood Zone 3 (Herrington Burn)	Assessed at Site Selection
HE8	Partly affected. Parcel forms a boundary to the Herrington Burn, and is therefore subject to Flood Zone 3.	Assessed at Site Selection
HE9	Partly affected. Parcel forms a boundary to the Herrington Burn, and is therefore subject to Flood Zone 3.	Assessed at Site Selection

10. Middle Herrington

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.

Middle Herrington Stage 1 Assessment

The following parcels have been assessed against the Green Belt purposes: MD1, MD2, MD3, MD4, MD5, MD6, MD7, MD8, MD9.

Green Belt Purposes

1. Check the unrestricted sprawl of the built-up area of the city
2. Preventing neighbouring towns merging into one another (in this case, Sunderland and Houghton-le-Spring)
3. Assist in safeguarding the countryside from encroachment
4. Preserve the setting and special character of Springwell Village and Newbottle Village
5. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Criteria	Parcels								
	MD1	MD2	MD3	MD4	MD5	MD6	MD7	MD8	MD9
1	C	C	E	C	C	C	A	A	B
2	A	B	B	D	D	D	B	A	B
3	B	D	D	D	D	C	B	B	B
4	A	A	A	A	A	A	A	A	A
5	C	C	D	C	C	C	B	B	A

Conclusions of Stage 1

Criteria	Assessment
1	The parcels 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 Parcels MD7 and MD8. The Parcels to the north are partially contained by the built up area whereas Parcel MD3 has no boundary with the built up area.
2	The Green Belt narrows quite significantly between West Herrington and Middle Herrington- consequently, development of Parcels MD5 and MD6 would cause a significant impact. Elsewhere, development of a single Parcel would not narrow the Green Belt very significantly.
3	Parcels MD1, MD7 and MD8, and to a lesser degree Parcel MD6 are considered to comprise urban fringe. The remaining Parcels feel more separate from the urban area and have a greater role in supporting the openness of the wider countryside beyond the A19.
4	No impact to this purpose.

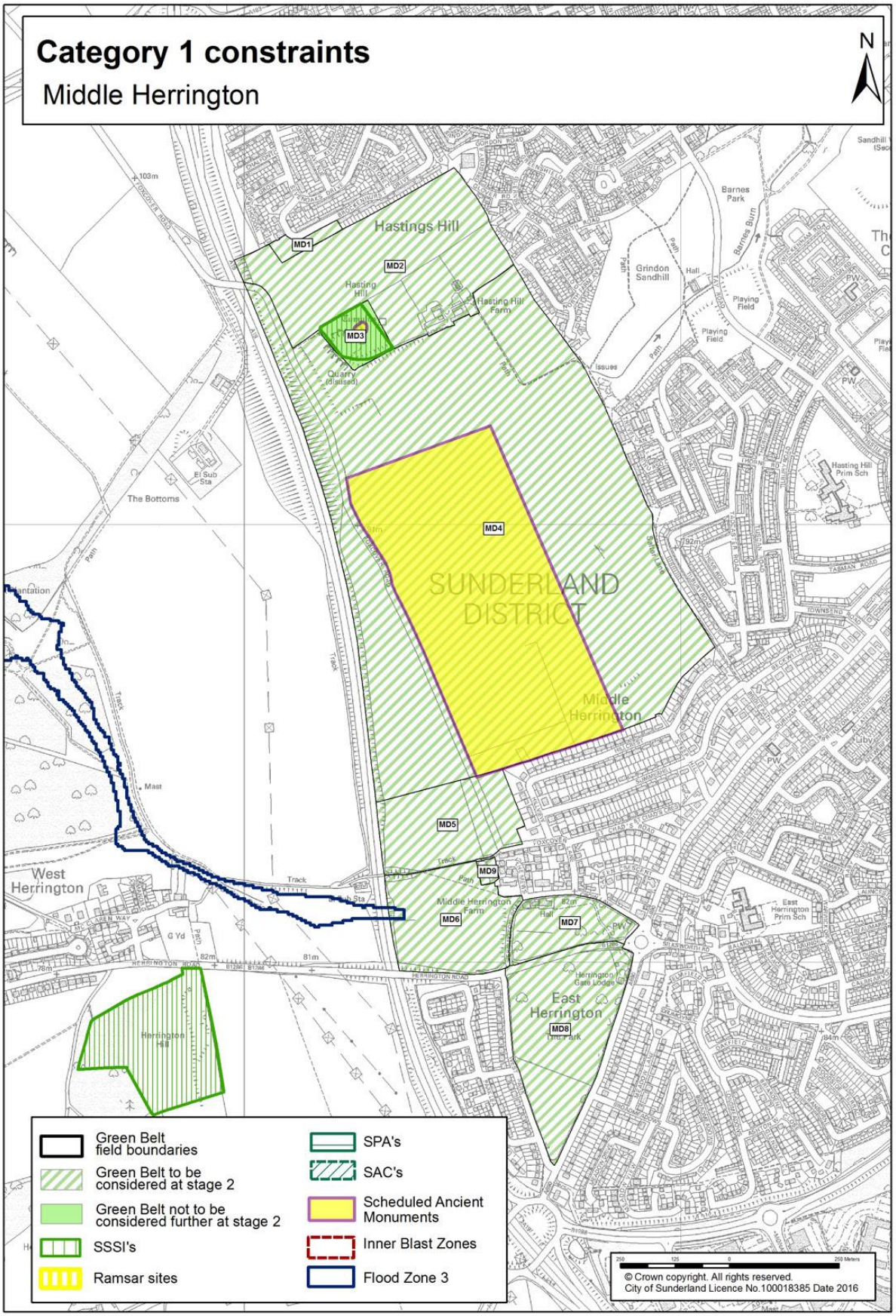
5	Most of the Parcels constitute greenfield land on the urban fringe, with Parcels MD7 and MD8 comprising greenfield sites considered to be part of the urban area.

Parcel 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 required:

Parcel MD3 forms open countryside beyond the urban fringe, contributing to the openness of the Green Belt and supporting the Magnesian Limestone landscape. If developed, it would constitute urban sprawl with no opportunity for rounding-off.

The remaining Parcels are: MD1, MD2, MD4, MD5, MD6, MD7, MD8, MD9.

Middle Herrington Stage 2



Parcel	Stage 2 Assessment	Conclusion
MD1	No category 1 designations	Assessed at Site Selection
MD2	No category 1 designations	Assessed at Site Selection
MD4	Partly affected. The central part of this parcel is protected as a Scheduled Ancient Monument.	Assessed at Site Selection
MD5	No category 1 designations	Assessed at Site Selection
MD6	Partly affected. A small part of this parcel is affected by Flood Zone 3 (Herrington Burn)	Assessed at Site Selection
MD7	No category 1 designations	Assessed at Site Selection
MD8	No category 1 designations	Assessed at Site Selection
MD9	No category 1 designations	Assessed at Site Selection

11. Houghton


Houghton Green Belt
HO1
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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, and forms a strategic Green Infrastructure corridor that links the River Wear Estuary to the north and Warden Law and South Hetton to the south. It also helps to form the setting to the Newbottle Conservation Area.

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, the churchyard and paddocks to the east of Newbottle and greenspace to the north of Houghton town centre are omitted. 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. It also forms the backdrop and setting to Newbottle historic settlement. The Green Belt also supports major green infrastructure corridors within the area that link to and support national and local wildlife sites.

Houghton Stage 1 Assessment

The following parcels have been assessed against the Green Belt purposes: HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO9, HO10, HO11, HO12, HO13, HO14, HO15, HO16, HO17, HO18, HO19, HO20, HO21, HO22, HO23, HO24, HO25, HO26, HO27, HO28, HO29, HO30.

Green Belt Purposes

1. Check the unrestricted sprawl of the built-up area of the city
2. Preventing neighbouring towns merging into one another (in this case, Sunderland and Houghton-le-Spring)
3. Assist in safeguarding the countryside from encroachment
4. Preserve the setting and special character of Springwell Village and Newbottle Village
5. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Criteria	Parcels																													
	HO1	HO2	HO3	HO4	HO5	HO6	HO7	HO8	HO9	HO10	HO11	HO12	HO13	HO14	HO15	HO16	HO17	HO18	HO19	HO20	HO21	HO22	HO23	HO24	HO25	HO26	HO27	HO28	HO29	HO30
1	A	C	D	D	E	E	E	E	E	E	D	D	A	E	E	E	E	E	C	E	E	D	E	E	E	D	D	D	C	E
2	A	B	B	B	C	D	D	D	D	D	C	D	A	C	D	D	D	C	C	D	D	C	D	D	B	C	B	B	C	B
3	A	C	C	C	E	E	E	E	E	E	C	D	A	C	E	E	E	E	D	D	E	D	E	E	E	D	C	C	D	C
4	A	A	A	A	A	A	A	A	A	A	C	B	A	E	C	A	A	A	E	C	A	B	B	A	A	A	A	A	A	A
5	B	C	C	C	D	D	D	D	D	D	C	D	A	D	D	D	D	C	C	D	D	C	D	D	C	C	C	C	C	C

Conclusions of Stage 1

Criteria	Assessment
1	Most of the parcels along the western and northern edge have at least one boundary with the urban area, with one or two parcels with potential for rounding off. Towards the east, the impact of development would result in a substantial protrusion into the wider Green Belt.
2	The Green Belt is fairly wide, though narrows at the north beside West Herrington. In most cases, development of a single parcel would not narrow the Green Belt very significantly, though any development within central parcels would cause a clear split in the Green Belt width.
3	Westernmost parcels constitute urban fringe whilst the eastern parcels are part of the wider open countryside, including those flanking the A19. Parcels HO1 and HO13 make no contribution to safeguarding the countryside from further encroachment.
4	The parcels within proximity to Newbottle have been instrumental to the development of the settlement and contribute to its character and setting.
5	Most of the Parcels are greenfield sites within the open countryside or on the urban fringe. Houghton quarry landfill site is a brownfield site as are Parcels HO1 and HO13.

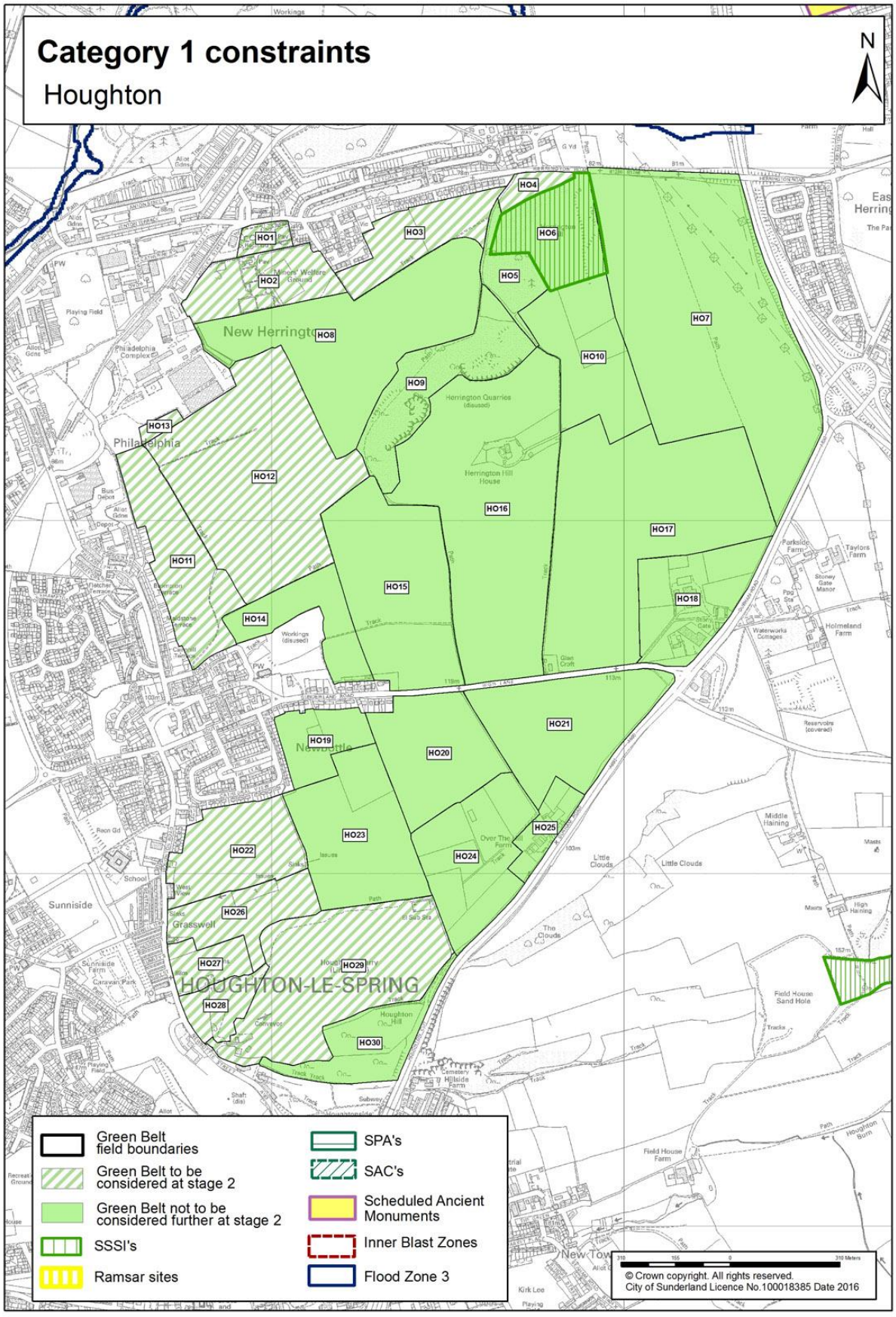
The following Parcels are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration required: HO5, HO6, HO7, HO8, HO9, HO10, HO14, HO15, HO16, HO17, HO18, HO19, HO20, HO21, HO23, HO24, HO25, HO30.

Parcels HO5, HO6, HO7, HO8, HO9, HO10, HO15, HO16, HO17, HO18, HO21 and HO23, HO24, HO25 form open countryside beyond the urban fringe, contributing to the openness of the Green Belt and Magnesian Limestone landscape. This includes Parcel HO7 that abuts the Sunderland built-up area to the east, but in this case it is physically separated to this area by the A19. All of the Parcels (except for HO19), if developed, would constitute urban sprawl with little opportunity for rounding-off, and would create a major incursion into the Green Belt. Parcels HO14 and HO19 form the backdrop to Newbottle Conservation

Area, and development here would have a major adverse impact to the setting of this historic village.

The remaining Parcels are: HO1, HO2, HO3, HO4, HO11, HO12, HO13, HO22, HO26, HO27, HO28, HO29.

Houghton Stage 2



Parcel	Stage 2 Assessment	Conclusion
HO1	No category 1 designations	Assessed at Site Selection
HO2	No category 1 designations	Assessed at Site Selection
HO3	No category 1 designations	Assessed at Site Selection
HO4	No category 1 designations	Assessed at Site Selection
HO11	No category 1 designations	Assessed at Site Selection
HO12	No category 1 designations	Assessed at Site Selection
HO13	No category 1 designations	Assessed at Site Selection
HO22	No category 1 designations	Assessed at Site Selection
HO26	No category 1 designations	Assessed at Site Selection
HO27	No category 1 designations	Assessed at Site Selection
HO28	No category 1 designations	Assessed at Site Selection
HO29	No category 1 designations	Assessed at Site Selection

12. Warden Law

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.

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.

Warden Law Stage 1 Assessment

The following parcels have been assessed against the Green Belt purposes: WA1, WA2, WA3, WA4, WA5, WA6, WA7, WA8, WA9, WA10, WA11, WA12, WA13, WA14, WA15, WA16, WA17, WA18, WA19, WA20, WA21, WA22, WA23, WA24, WA25, WA26, WA27, WA28, WA29, WA30, WA31, WA32, WA33, WA34, WA35, WA36, WA37, WA38, WA39, WA40, WA41, WA42.

Green Belt Purposes

1. Check the unrestricted sprawl of the built-up area of the city
2. Preventing neighbouring towns merging into one another (in this case, Sunderland, Houghton-le-Spring and Seaham)
3. Assist in safeguarding the countryside from encroachment
4. Preserve the setting and special character of Springwell Village and Newbottle Village
5. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Criteria	Parcels																				
	WA1	WA2	WA3	WA4	WA5	WA6	WA7	WA8	WA9	WA10	WA11	WA12	WA13	WA14	WA15	WA16	WA17	WA18	WA19	WA20	WA21
1	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	C
2	D	C	D	D	C	C	C	C	D	D	D	D	D	D	D	D	D	D	D	D	B
3	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	C
4	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
5	C	D	C	D	D	D	D	D	D	D	D	D	D	D	D	D	D	C	D	D	C

Criteria	Parcels																				
	WA22	WA23	WA24	WA25	WA26	WA27	WA28	WA29	WA30	Wa31	Wa32	Wa33	Wa34	Wa35	Wa36	Wa37	Wa38	Wa39	Wa40	Wa41	Wa42
1	E	D	E	E	E	D	E	E	E	E	D	D	E	E	E	E	E	E	E	E	D
2	D	B	D	D	D	C	D	D	D	D	B	C	C	C	C	C	D	D	D	C	B
3	E	D	E	E	E	D	E	E	E	E	D	D	E	E	E	E	E	E	E	E	D
4	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
5	D	D	D	D	D	D	D	D	D	C	C	D	D	D	D	D	D	D	D	D	D

Conclusions of Stage 1

Criteria	Assessment
1	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 parcels to the western

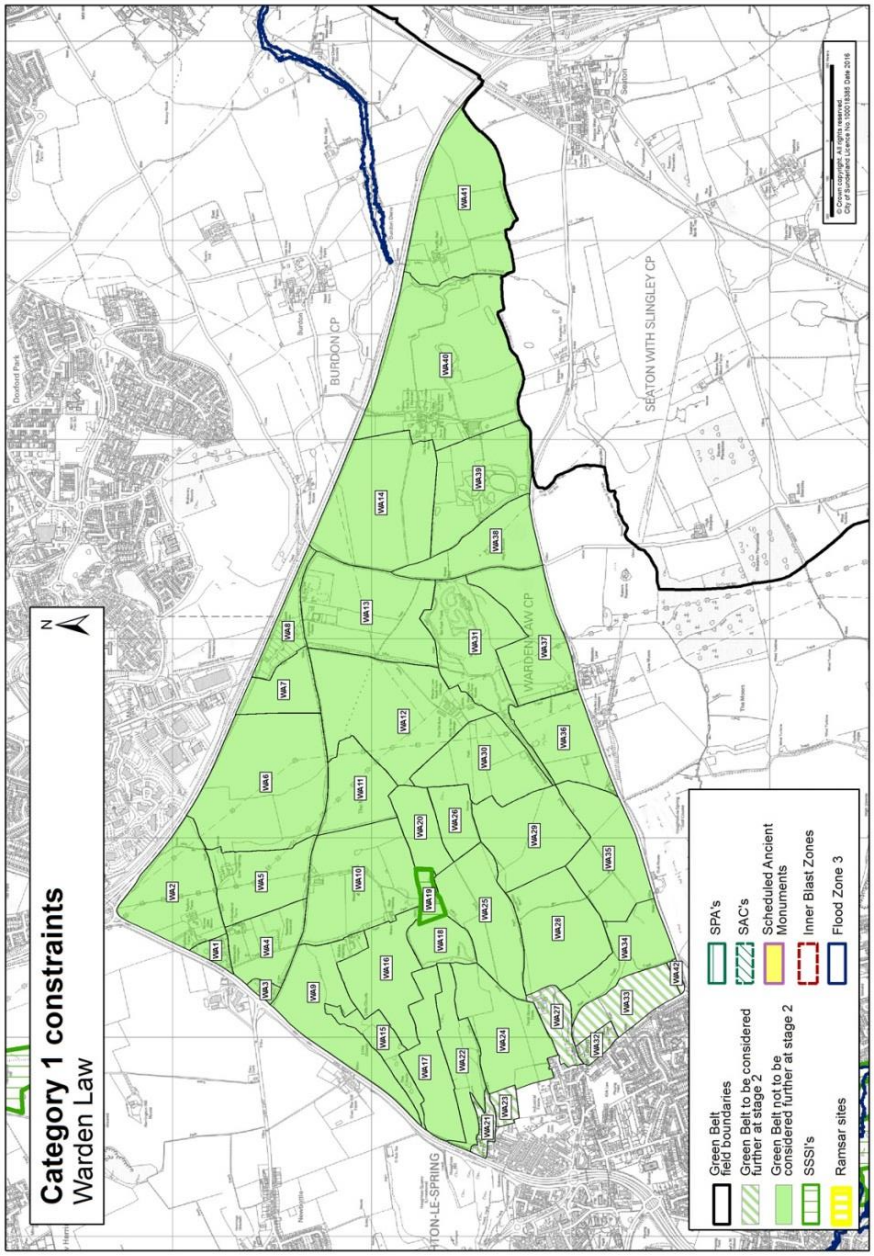
	edge bound the urban area of Houghton.
2	This area forms a wide Green Belt corridor between Sunderland, Seaham and Houghton. Any development within central parcels would cause a clear split in the Green Belt width, whilst parcels on the edge would have less of an impact on the gap. Easternmost parcels form a narrower Green Belt area, though it should be noted that further adjacent Green Belt land exists in County Durham.
3	Almost all of the area is physically separate from the urban area (with the exception of Parcels WA21, WA23, WA27, WA32, WA33 and WA42), and supports the openness of the wider countryside.
4	No impact to this purpose.
5	Most of the area consists of greenfield land in open countryside. Westernmost Parcels constitute greenfield land on the urban fringe. Parcels WA1 and WA3 are partly developed and Parcels WA18 and WA31 are brownfield sites within the open countryside.

The following Parcels are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration required:

WA1, WA2, WA3, WA4, WA5, WA6, WA7, WA8, WA9, WA10, WA11, WA12, WA13, WA14, WA15, WA16, WA17, WA18, WA19, WA20, WA22, WA24, WA25, WA26, WA28, WA29, WA30, WA31, WA34, WA35, WA36, WA37, WA38, WA39, WA40, WA41.

All of the parcels form open countryside beyond the urban fringe, contributing to the openness of the Green Belt and supporting the Magnesian Limestone landscape. This includes parcels that abut the Sunderland built-up area to the north, but in these cases they are physically separated to this area by the A19. If developed, it would constitute urban sprawl with little opportunity for rounding-off, and create a major incursion into the Green Belt.

The remaining Parcels are: WA21, WA23, WA27, WA32, WA33, WA42.



Parcel	Stage 2 Assessment	Conclusion
WA21	No category 1 designations	Assessed at Site Selection
WA23	No category 1 designations	Assessed at Site Selection
WA27	No category 1 designations	Assessed at Site Selection
WA32	No category 1 designations	Assessed at Site Selection
WA33	No category 1 designations	Assessed at Site Selection
WA42	No category 1 designations	Assessed at Site Selection

13. Burdon and South Ryhope

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 600m.

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.

Burdon and South Ryhope Stage 1 Assessment

The following parcels have been assessed against the Green Belt purposes: BU1, BU2, BU3, BU4, BU5, BU6, BU7, BU8, BU9, BU10, BU11, BU12, BU13, BU14.

Green Belt Purposes

1. Check the unrestricted sprawl of the built-up area of the city
2. Preventing neighbouring towns merging into one another (in this case, Sunderland, Houghton-le-Spring and Seaham)
3. Assist in safeguarding the countryside from encroachment
4. Preserve the setting and special character of Springwell Village and Newbottle Village
5. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Criteria	Parcels													
	BU1	BU2	BU3	BU4	BU5	BU6	BU7	BU8	BU9	BU10	BU11	BU12	BU13	BU14
1	E	E	E	D	E	E	D	E	E	E	D	E	E	C
2	C	C	C	C	B	D	D	C	D	C	D	D	C	B
3	E	E	E	D	C	E	E	E	E	E	D	E	E	C
4	A	A	A	A	A	A	A	A	A	A	A	A	A	A
5	D	D	D	C	A	D	D	D	D	D	C	D	D	C

Conclusions of Stage 1

Criteria	Assessment
1	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. Some eastern parcels have a boundary with Ryhope (urban fringe).
2	This area forms a wide Green Belt area between Sunderland, Seaham and Houghton. Any development within central parcels would cause a clear split in the Green Belt width, whilst parcels on the edge would have less of an impact on the gap. Easternmost Parcels form a narrower Green Belt area, though it should be noted that further adjacent Green Belt land exists in County Durham. Parcel BU14 is already largely developed and is considered to have limited impact on the area's Green Belt width.
3	Most of the area is physically separate from the urban area, and supports the openness of the wider countryside. Parcel BU4 constitutes urban fringe, and development is taking place alongside more than one of its boundaries. Parcel BU5 forms Burdon Village, which broadly supports the openness of the countryside- any further encroachment here would be within the confines of the settlement boundary. Parcel BU11 is also urban fringe, and form a SUDS area. Parcel BU14 is mostly built-up and would also constitute urban fringe.
4	No impact to this purpose.

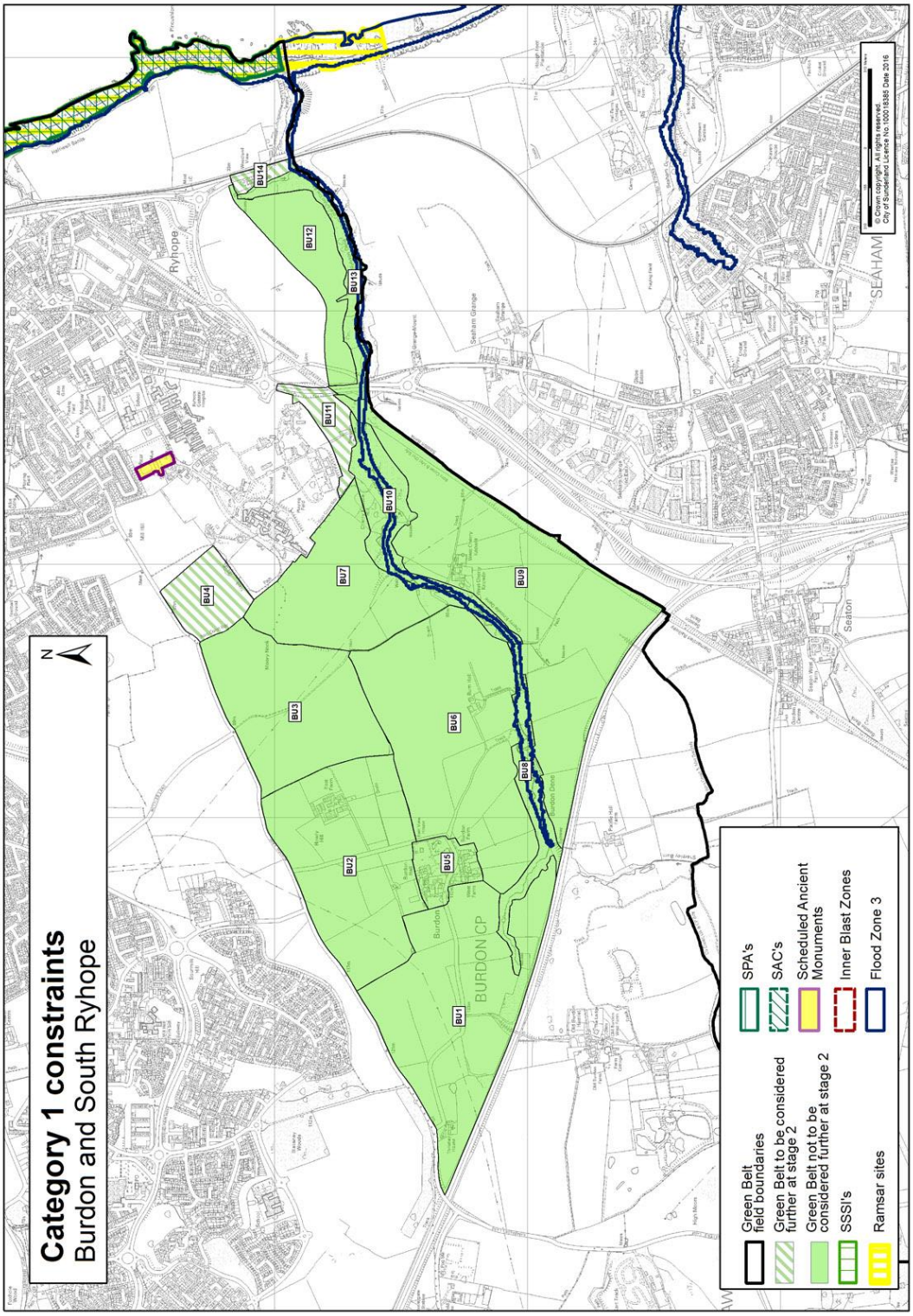
5	Most of the area consists of greenfield land in open countryside. Parcels BU4 and BU11 beside Ryhope constitute greenfield land in the urban fringe, whilst Parcel BU14 is developed (effectively brownfield) land in the urban fringe. Parcel BU5 is Burdon Village and therefore brownfield land forming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

The following Parcels are considered to be fundamental to the purpose(s) of the Sunderland Green Belt and are recommended for full retention, without any further consideration required: BU1, BU2, BU3, BU5, BU6, BU7, BU8, BU9, BU10, BU12, BU13.

All of the Parcels form open countryside beyond the urban fringe, contributing to the openness of the Green Belt and supporting the Burdon and coastal dene landscape. If developed, it would constitute urban sprawl with little opportunity for rounding-off, and create a major incursion into the Green Belt.

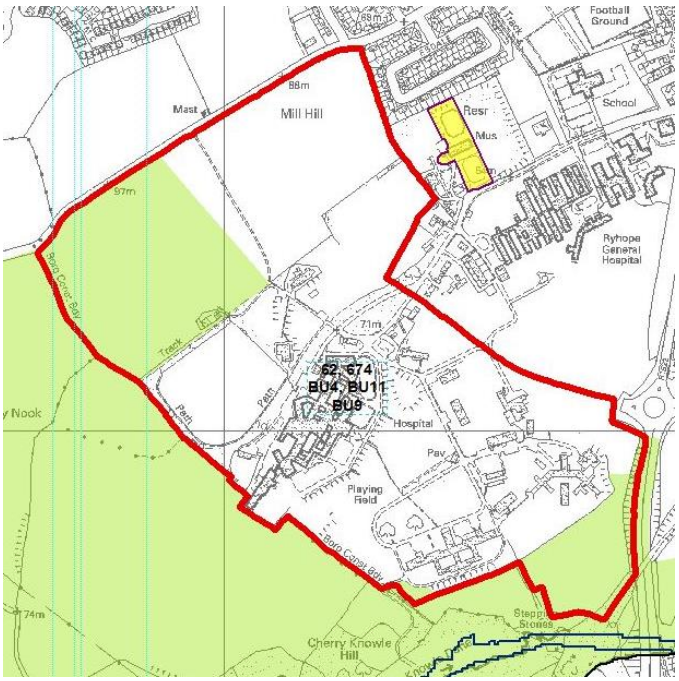
The remaining Parcels are: BU4, BU11, BU14.

Burdon and South Ryhope Stage 2

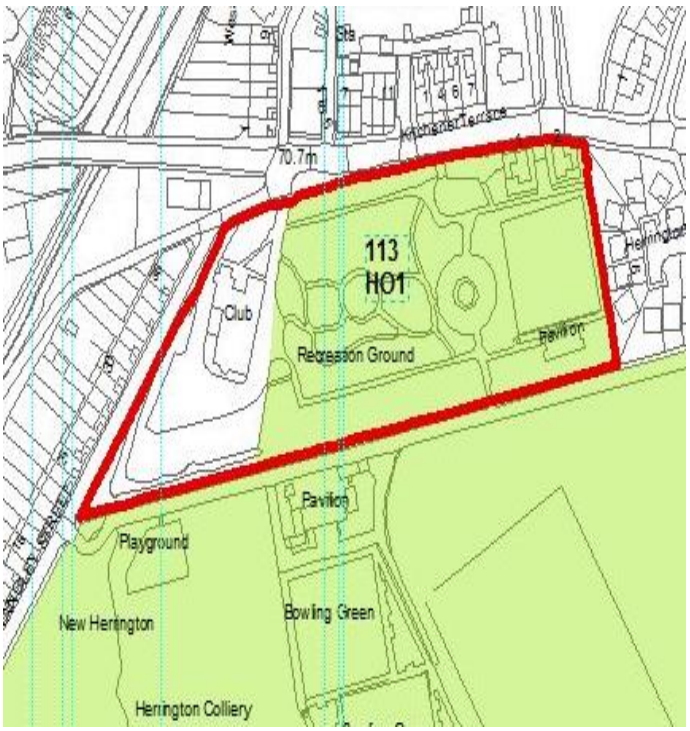


Parcel	Stage 2 Assessment	Conclusion
BU4	No category 1 designations	Assessed at Site Selection
BU11	No category 1 designations	Assessed at Site Selection
BU14	Partly affected. The southernmost part of the parcel is affected by Flood Zone 3 (Ryhope Dene).	Assessed at Site Selection

Appendix 2 - Call Out for Sites

SHLAA Site Reference: 62/674	**Boundary of Land Parcel**
Green Belt Parcel Reference: BU4/BU9/BU11	
Land Parcel Size: 47.39ha	
Location of Land Parcel: Ryhope and Cherry Knowle Hospital	
General Sub Area containing Parcel (from Stage 1 Assessment): Burdon – South Ryhope	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Homes and Communities Agency	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of boundaries, durable road boundary to the north, east and south east. Poor quality fencing to the north east, south and south west	

Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes
Purpose 1: Level of Contribution: D
Purpose 2: Level of Contribution: D
Purpose 3: Level of Contribution: D
Purpose 4: Level of Contribution: A
Purpose 5: Level of Contribution: C
Summary: The site is not constrained by category 1 designations but overall this land parcel performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**

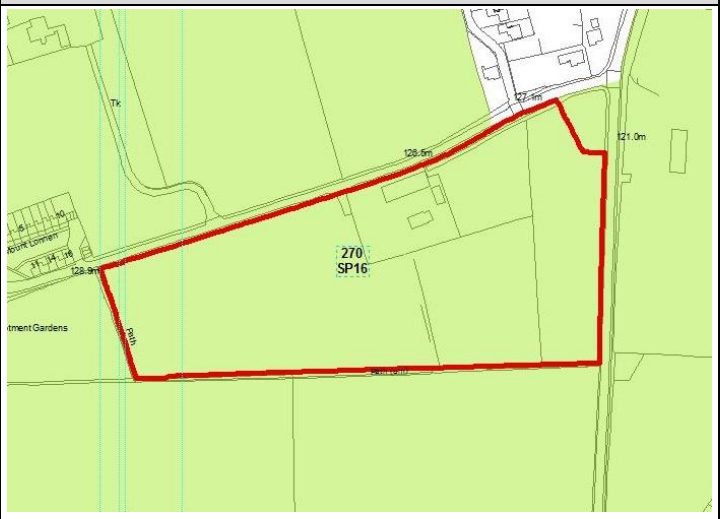
SHLAA Site Reference: 113	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: HO1	
Land Parcel Size: 1.59ha	
Location of Land Parcel: Site of Herrington Working Men's Club	
General Sub Area containing Parcel (from Stage 1 Assessment): Houghton	
Summary of General Area Assessment: Minor Contribution	
Source of Land Parcel: Pre application advice sought, New Herrington Working Men's Club & Institute	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Durable boundaries surround the site which take the form of roads and property boundaries.	

Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes
Purpose 1: Level of Contribution: A
Purpose 2: Level of Contribution: A
Purpose 3: Level of Contribution: A
Purpose 4: Level of Contribution: A
Purpose 5: Level of Contribution: B
Summary: The site is not constrained by category 1 designations and overall this land parcel performs poorly against the five Green Belt purposes. Consider as part of site selection process**.**

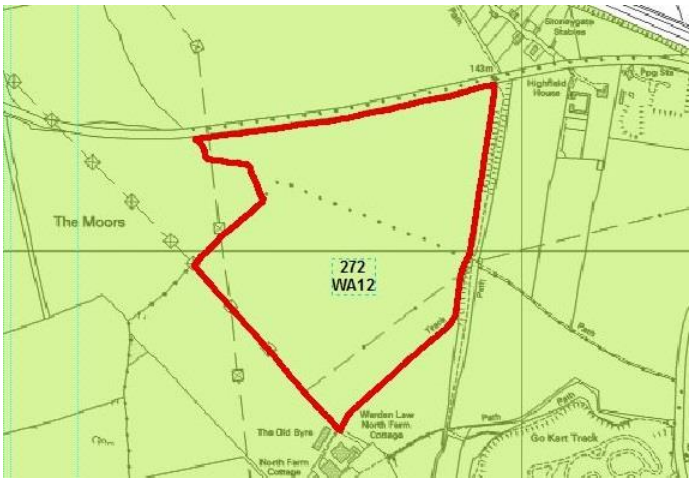
SHLAA Site Reference: 152	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: BU2	
Land Parcel Size: 3.76ha	
Location of Land Parcel: North of Burdon Village, Burdon Lane	
General Sub Area Containing Parcel (from Stage 1 Assessment): Burdon – South Ryhope	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Mr S Gregson	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of boundaries, durable road boundary to the east. Field boundaries lacking durability to the north and west.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: C	
Purpose 3: Level of Contribution: E	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: D	
Summary: Discounted. The site is not constrained by category 1 designations but overall this land parcel performs strongly against the five Green Belt purposes. Consider as part of site selection process**.**	

SHLAA Site Reference: 269	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: SP16	
Land Parcel Size: 7.53ha	
Location of Land Parcel: Blue House Fields, Springwell Road, Springwell, Gateshead	
General Sub Area Containing Parcel (from Stage 1 Assessment): Springwell Village	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Submitted site	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of boundaries, durable road boundary to the west and south east. Poor quality fencing to the north and south west	

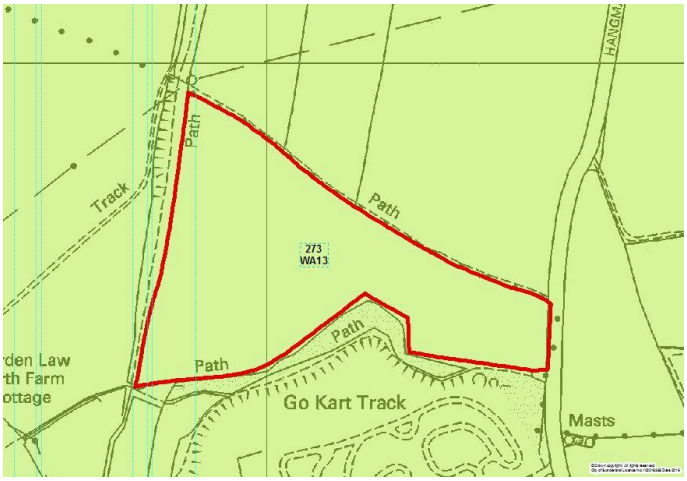
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes
Purpose 1: Level of Contribution: E
Purpose 2: Level of Contribution: E
Purpose 3: Level of Contribution: E
Purpose 4: Level of Contribution: B
Purpose 5: Level of Contribution: D
Summary: Discounted. The site is not constrained by category 1 designations but overall this land parcel performs strongly against the five Green Belt purposes.

SHLAA Site Reference: 270	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: SP16	
Land Parcel Size: 4.77ha	
Location of Land Parcel: Mount Lodge, Mount Lane, Springwell	
General Sub Area Containing Parcel (from Stage 1 Assessment): Springwell Village	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: LCS Ltd (2008)	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of boundaries, durable road boundary to the north and east. Fencing to the south and west	

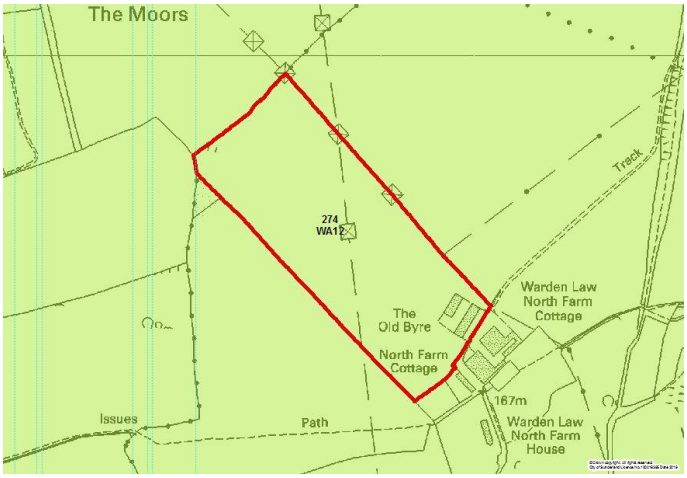
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes
Purpose 1: Level of Contribution: E
Purpose 2: Level of Contribution: E
Purpose 3: Level of Contribution: E
Purpose 4: Level of Contribution: B
Purpose 5: Level of Contribution: D
Summary: Discounted. The site is not constrained by category 1 designations but overall this land parcel performs strongly against the five Green Belt purposes.

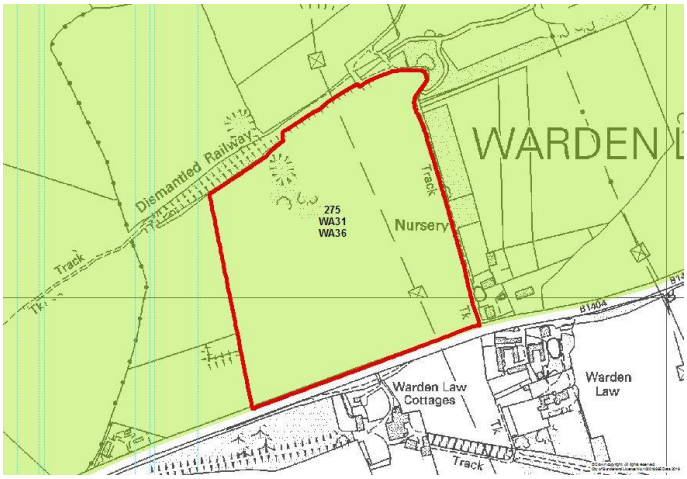
SHLAA Site Reference: 272	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: WA12	
Land Parcel Size: 22.05ha	
Location of Land Parcel: North Farm, Warden Law Site 1 Land at – Gillas Lane	
General Sub Area Containing Parcel (from Stage 1 Assessment): Warden Law	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Brian Potts/CB Richard Ellis (2008)	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of boundaries, durable road boundary to the north. Poor quality fencing to the north west and unmade roads to the east and south.	

Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes
Purpose 1: Level of Contribution: E
Purpose 2: Level of Contribution: E
Purpose 3: Level of Contribution: E
Purpose 4: Level of Contribution: A
Purpose 5: Level of Contribution: D
Summary: Discounted. The site is not constrained by category 1 designations but overall this land parcel performs strongly against the five Green Belt purposes.

SHLAA Site Reference: 273	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: WA13	
Land Parcel Size: 6.22ha	
Location of Land Parcel: North Farm, Warden Law Site 2 Land at – Gillas Lane	
General Sub Area Containing Parcel (from Stage 1 Assessment): Warden Law	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Brian Potts/CB Richard Ellils (2008)	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of boundaries although most lack durability. Durable road boundary to the east. Unmade roads and footpaths to the north, west and south.	

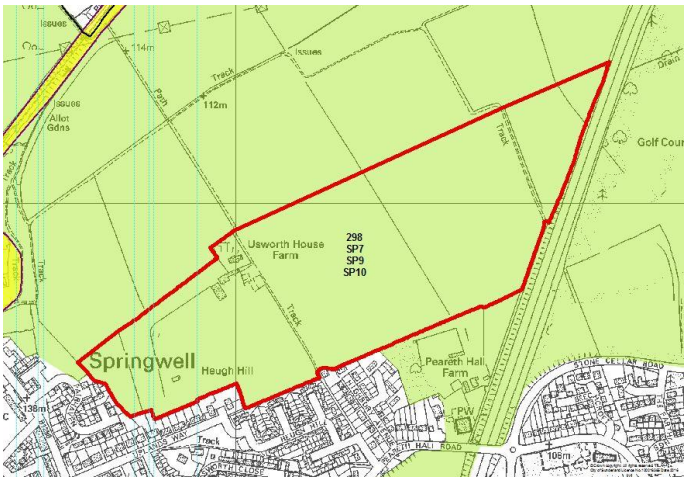
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes
Purpose 1: Level of Contribution: E
Purpose 2: Level of Contribution: D
Purpose 3: Level of Contribution: E
Purpose 4: Level of Contribution: A
Purpose 5: Level of Contribution: D
Summary: Discounted. The site is not constrained by category 1 designations but overall this land parcel performs strongly against the five Green Belt purposes.

SHLAA Site Reference: 274	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: WA12	
Land Parcel Size: 7.16ha	
Location of Land Parcel: North Farm, Warden Law Site 3 Land at – Gillas Lane	
General Sub Area Containing Parcel (from Stage 1 Assessment): Warden Law	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Brian Potts/CB Richard Ellis (2008)	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? No durable boundaries. Site is surrounded by unmade roads.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: E	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: D	
Summary: Discounted. The site is not constrained by category 1 designations but overall this land parcel performs strongly against the five Green Belt purposes.	

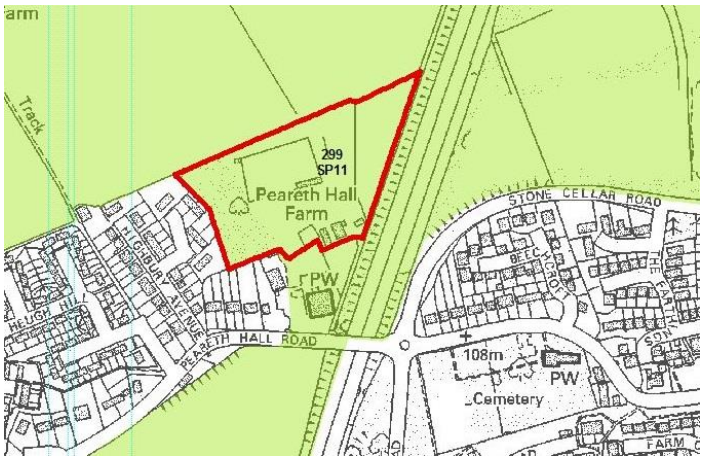
SHLAA Site Reference: 275	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: WA31/WA36	
Land Parcel Size: 10.9ha	
Location of Land Parcel: North Farm, Warden Law Site 4 Land at – Gillas Lane	
General Sub Area Containing Parcel (from Stage 1 Assessment): Warden Law	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Brian Ellis Potts/CB Richard Ellis (2008)	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of boundaries. Durable road boundary to the east and south however the boundaries to the north and west are field boundaries and footpaths.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: C	
Purpose 3: Level of Contribution: E	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: D	
Summary: Discounted. The site is not constrained by category 1 designations but overall this land parcel performs strongly against the five Green Belt purposes.	

SHLAA Site Reference: 288	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: PA4	
Land Parcel Size: 2.3ha	
Location of Land Parcel: Teal Farm South	
General Sub Area Containing Parcel (from Stage 1 Assessment): Pattinson and Low Barmston	
Summary of General Area Assessment: Minor Contribution	
Source of Land Parcel: Planning application (Hellens)	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of boundaries, durable road boundary to the north west and new dwellings provide durable boundary to the north east. Site bounded by trees to the south east and south west.	

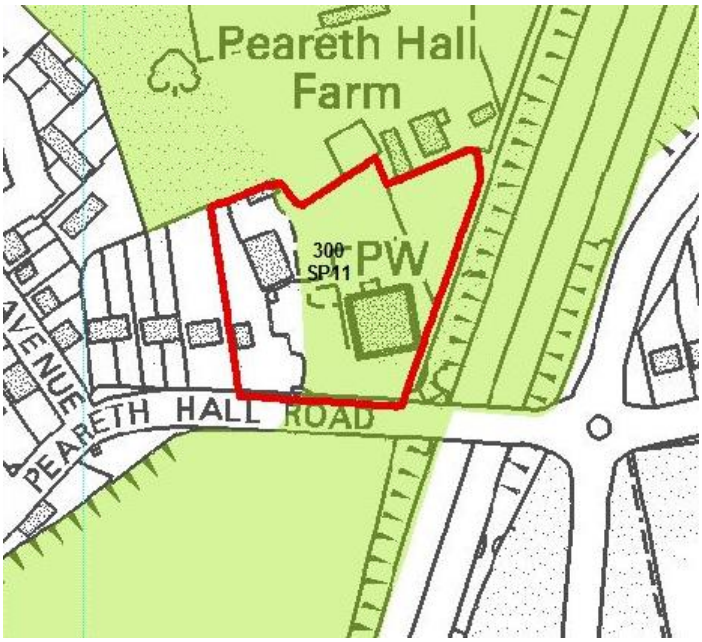
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes
Purpose 1: Level of Contribution: B
Purpose 2: Level of Contribution: A
Purpose 3: Level of Contribution: C
Purpose 4: Level of Contribution: A
Purpose 5: Level of Contribution: C
Summary: The site is not constrained by category 1 designations and overall this land parcel performs poorly against the five Green Belt purposes. Consider as part of site selection process**.**

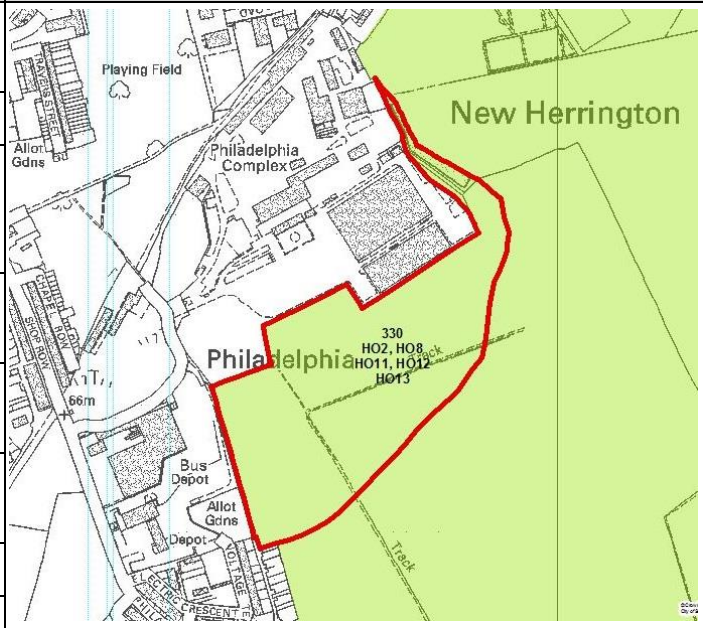
SHLAA Site Reference: 298 (including 298A and 298B)	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: SP7/SP9/SP10	
Land Parcel Size: 26.9ha	
Location of Land Parcel: Land at Usworth House Farm, Peareth Hall Road, Springwell Village, NE9 7NT	
General Sub Area Containing Parcel (from Stage 1 Assessment): Springwell Village	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: John Carruth (2008)	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of boundaries, durable property boundary to the south and south west and road boundary to the north east. Poor quality field boundary to the south east and no physical boundary to the north in some places.	

Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes
Purpose 1: Level of Contribution: E
Purpose 2: Level of Contribution: D
Purpose 3: Level of Contribution: E
Purpose 4: Level of Contribution: B
Purpose 5: Level of Contribution: D
Summary: Discounted. The site is not constrained by category 1 designations but overall this land parcel performs strongly against the five Green Belt purposes.

SHLAA Site Reference: 299	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: SP11	
Land Parcel Size: 2.82ha	
Location of Land Parcel: Peareth Hall Farm, Peareth Hall Road	
General Sub Area Containing Parcel (from Stage 1 Assessment): Springwell Village	
Summary of General Area Assessment: Minor Contribution	
Source of Land Parcel: Mr John Carruth Jr/Mr John Carruth Snr/Mr Raymond Luke/The Springwell Gospel Hall Trust (2015)	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of boundaries, durable property boundary to the west and south and road boundary to the east. Field boundary to the north comprising of trees and hedgerow.	

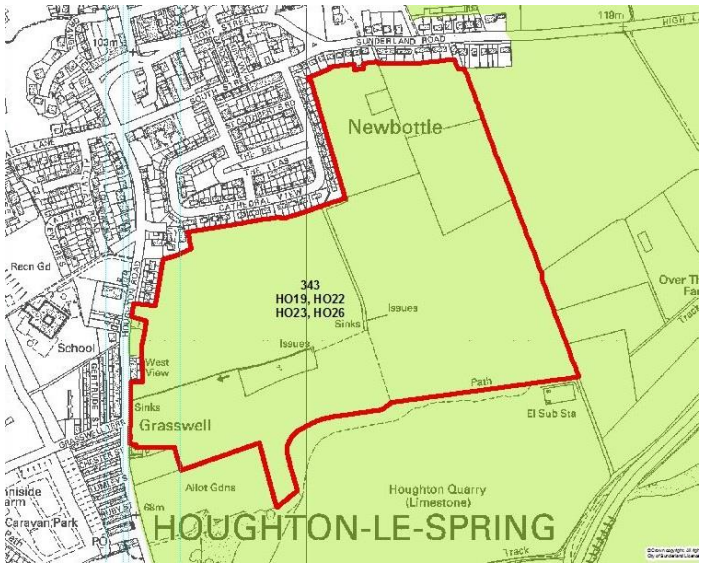
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes
Purpose 1: Level of Contribution: B
Purpose 2: Level of Contribution: D
Purpose 3: Level of Contribution: B
Purpose 4: Level of Contribution: B
Purpose 5: Level of Contribution: B
Summary: Part of the site is previously developed. The site is not constrained by category 1 designations and overall this land parcel performs poorly against the five Green Belt purposes. Consider as part of site selection process**.**

Land Parcel Reference: 300/SP11	**Boundary of Land Parcel with designations mapped**
Land Parcel Size: 0.89ha	
Location of Land Parcel: Springwell Trust Meeting House, Peareth Hall Road	
General Sub Area containing Parcel (from Stage 1 Assessment): Springwell Village	
Summary of General Area Assessment: Minor Contribution	
Source of Land Parcel: Mr John Carruth Jnr, Mr John Carruth Snr, Mr Raymond Luke, The Springwell Gospel Hall Trust (2015)	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of durable boundaries, property boundaries to the west and north and road boundaries to the east and south.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: B	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: B	
Purpose 4: Level of Contribution: B	
Purpose 5: Level of Contribution: B	
Summary: The site is not constrained by category 1 designations and overall this land parcel performs poorly against the five Green Belt purposes. Consider as part of site selection process**.**	

SHLAA Site Reference: 330B	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: HO2/HO8/HO11/HO12/HO13	
Land Parcel Size: 8.32ha	
Location of Land Parcel: Philadelphia Complex/Philadelphia Lane, Houghton Le Spring	
General Sub Area Containing Parcel (from Stage 1 Assessment): Houghton	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Pre-app advice sought, ESH Developments	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of boundaries, durable property boundaries to the west and north, however there are no physical boundaries to the south and east	

Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes
Purpose 1: Level of Contribution: D
Purpose 2: Level of Contribution: D
Purpose 3: Level of Contribution: C
Purpose 4: Level of Contribution: B
Purpose 5: Level of Contribution: B
Summary: The site is not constrained by category 1 designations and overall this land parcel performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**

SHLAA Site Reference: 343	**Boundary of Land Parcel with Designations**

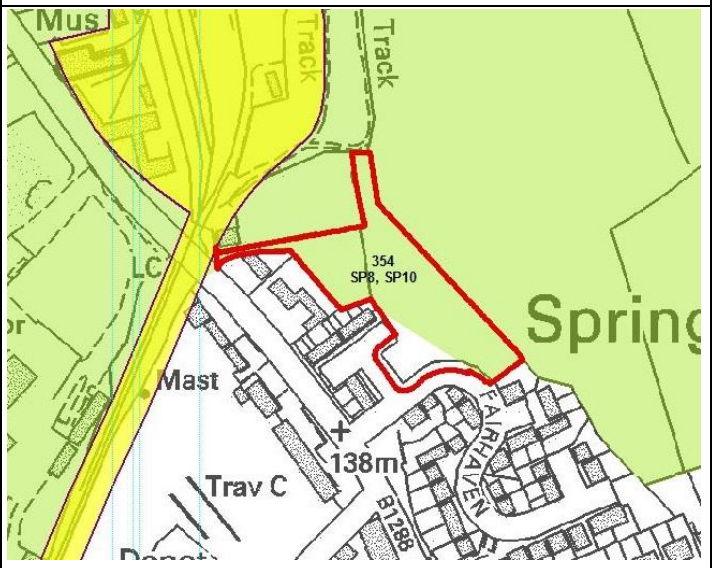
	Mapped
Green Belt Parcel Reference: HO19/HO22/HO23/HO26	
Land Parcel Size: 30.2ha	
Location of Land Parcel: Grasswell, Land at Houghton Road	
General Sub Area Containing Parcel (from Stage 1 Assessment): Houghton	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: O&H Properties (2008)	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of boundaries, durable property boundaries to the west and north, however poor field boundaries to the south and east, in some areas that would appear to be no physical boundaries.	

Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes
Purpose 1: Level of Contribution: D
Purpose 2: Level of Contribution: C
Purpose 3: Level of Contribution: D
Purpose 4: Level of Contribution: E
Purpose 5: Level of Contribution: C
Summary: Discounted. The site is not constrained by category 1 designations and overall this land parcel performs strongly against the five Green Belt purposes.

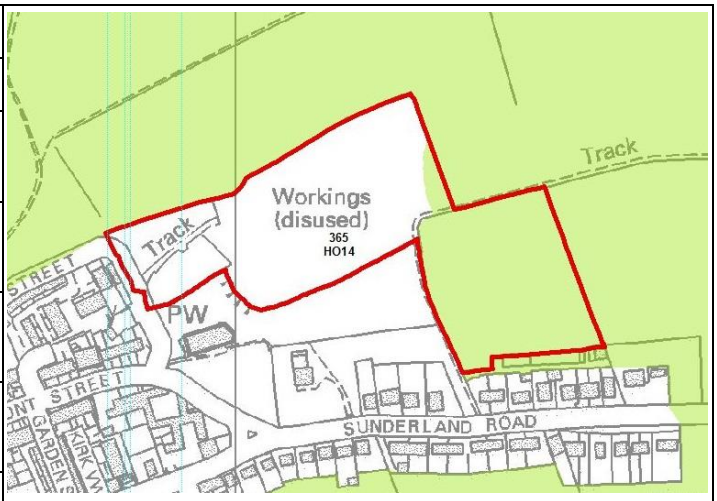
SHLAA Site Reference: 353	**Boundary of Land Parcel with Designations**

	Mapped
Green Belt Parcel Reference: SP9	
Land Parcel Size: 14.75ha	
Location of Land Parcel: Usworth House Farm, Land at Highbury Avenue	
General Sub Area Containing Parcel (from Stage 1 Assessment): Springwell Village	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: John Carruth (2008)	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of boundaries. No durable boundaries with a mixture of unmade road and footpaths to the north and west and hedgerows to the east. Durable property boundaries to the south.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: E	
Purpose 4: Level of Contribution: B	
Purpose 5: Level of Contribution: D	
Summary: Discounted. The site is not constrained by category 1 designations and overall this land parcel performs strongly against the five Green Belt purposes.	

SHLAA Site Reference: 354	**Boundary of Land Parcel with Designations**

	Mapped
Green Belt Parcel Reference: SP8/SP10	
Land Parcel Size: 0.82ha	
Location of Land Parcel: Land at Warren Lea, Springwell Road, Springwell Village, NE9 7SW	
General Sub Area Containing Parcel (from Stage 1 Assessment): Springwell Village	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: NAB Land Ltd (2008)	
Category 1 Designations: Adjacent to a Scheduled Ancient Monument	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of boundaries. Durable property boundaries to the west and south however poor quality field boundaries to the north and east.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: C	
Purpose 2: Level of Contribution: C	
Purpose 3: Level of Contribution: C	
Purpose 4: Level of Contribution: B	
Purpose 5: Level of Contribution: C	
Summary: The site is not constrained by category 1 designations and overall this land parcel performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

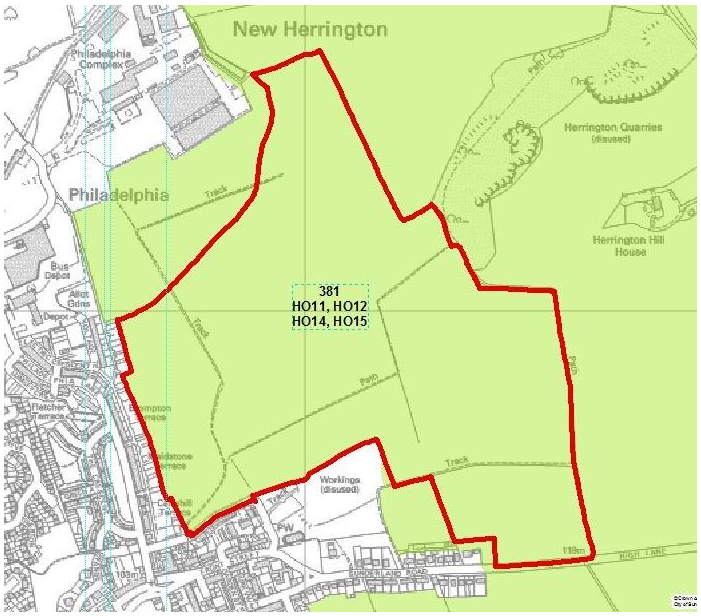
SHLAA Site Reference: 365	**Boundary of Land Parcel with Designations Mapped**

Green Belt Parcel Reference: HO14	
Land Parcel Size: 3.67ha	
Location of Land Parcel: Newbottle Site 2, Land at Sunderland Road	
General Sub Area Containing Parcel (from Stage 1 Assessment): Houghton	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Lambton Estates (2008)	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has no durable boundaries with the exception of a small stretch of road to the west. The remaining boundaries comprise of poor quality field boundaries and in some instances there is nothing physical to distinguish between fields.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: B	
Purpose 3: Level of Contribution: C	
Purpose 4: Level of Contribution: E	
Purpose 5: Level of Contribution: C	
Summary: Discounted. The site is not constrained by category 1 designations and overall this land parcel performs strongly against the five Green Belt purposes.	

SHLAA Site Reference: 366	**Boundary of Land Parcel with Designations Mapped**

Green Belt Parcel Reference: MD2/MD4	
Land Parcel Size: 0.34ha	
Location of Land Parcel: Hastings Hill Farm, Foxcover Road	
General Sub Area Containing Parcel (from Stage 1 Assessment): Middle Herrington	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Submitted site	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has no durable boundaries which do not follow any obvious physical features on the site.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: B	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: D	
Summary: Discounted. The site is not constrained by category 1 designations and overall this land parcel performs strongly against the five Green Belt purposes.	

SHLAA Site Reference: 381	**Boundary of Land Parcel with Designations Mapped**

Green Belt Parcel Reference: HO11/HO12/HO14/HO15	
Land Parcel Size: 46.5ha	
Location of Land Parcel: Newbottle Site 1, Land at Sunderland road	
General Sub Area Containing Parcel (from Stage 1 Assessment): Houghton	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: MBH Investments (2008)	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has a mixture of durable boundaries. To the west and parts of the southern boundary are durable property and road boundaries however the remaining boundaries comprise of hedgerows and in some areas there are no physical features.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: D	
Purpose 5: Level of Contribution: D	
Summary: Discounted. The site is not constrained by category 1 designations and overall this land parcel performs strongly against the five Green Belt purposes.	

SHLAA Site Reference: 401	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference:	

NI5/NI10/NI11	
Land Parcel Size: 48.6ha	
Location of Land Parcel: Land east of Sulgrave Road	
General Sub Area Containing Parcel (from Stage 1 Assessment): Nissan	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Mr C Milner (Landowner) Barratt David Wilson & Homes and Communities Agency	
Category 1 Designations: Northern Part of site is within Flood Zone 3	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has a mixture of durable boundaries. To the west and south there are durable road and rail (the Leamside line) boundaries. To the north and east there are poor field boundaries.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: D	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: D	
Summary: Part of the site to the north is affected by Flood Zone 3 and overall performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

SHLAA Site Reference: 405A	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: US1	

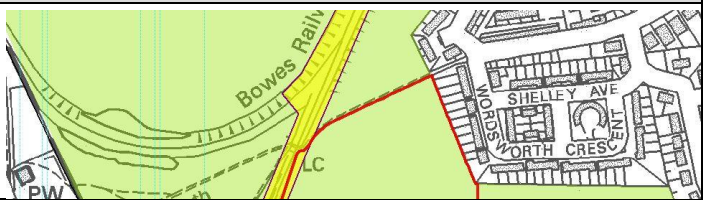
Land Parcel Size: 12.8ha	
Location of Land Parcel: Land at Golf Course (George Washington Hotel), Stone Cellar Road	
General Sub Area Containing Parcel (from Stage 1 Assessment): Usworth	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: George Washington Golf Club/Public suggestion	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has a mixture of durable boundaries. To the east and south there are durable property boundaries. To the north and west there are no physical boundaries.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: D	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: C	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: C	
Summary: The site is not constrained by category 1 designations and overall this land parcel performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

SHLAA Site Reference: 405B	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: US1	
Land Parcel Size: 5.9ha	

Location of Land Parcel: Land at Golf Course (George Washington Hotel), Stone Cellar Road	
General Sub Area Containing Parcel (from Stage 1 Assessment): Usworth	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: George Washington Golf Club/Public suggestion	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has durable boundaries to the west east and south in the form of roads and property boundaries. To the north however there is no physical boundary at all.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: C	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: C	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: C	
Summary: The site is not constrained by category 1 designations and overall this land parcel performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

SHLAA Site Reference: 407/408	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: SP12/SP13	
Land Parcel Size: 13.55ha	

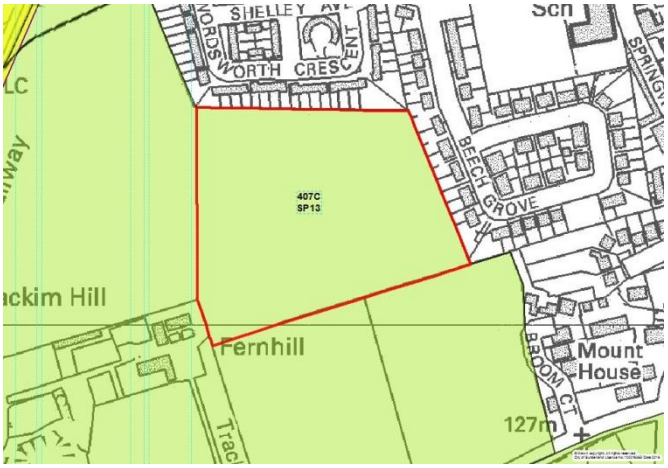
Location of Land Parcel: Land at Milton Place and to the north and rear of Windsor Terrace	
General Sub Area Containing Parcel (from Stage 1 Assessment): Springwell Village	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Hellens	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has durable boundaries to the north west, east and south in the form of roads, property boundaries and a scheduled ancient monument. To the south west however there is no physical boundary at all.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: D	
Purpose 2: Level of Contribution: C	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: B	
Purpose 5: Level of Contribution: C	
Summary: The site is not constrained by category 1 designations and overall this land parcel performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

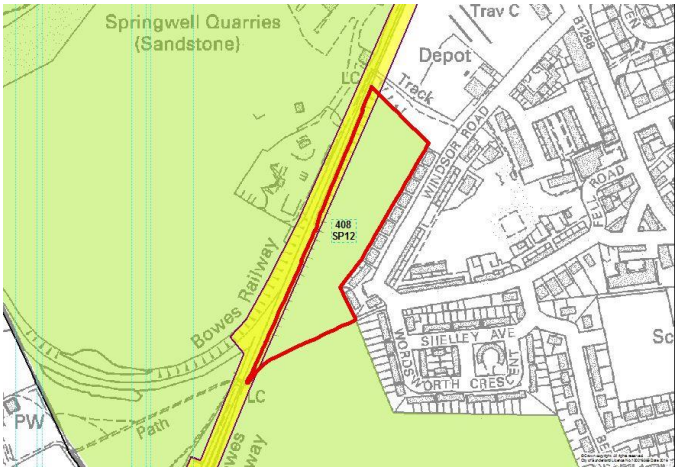
SHLAA Site Reference: 407A	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: SP13	
Land Parcel Size: 7.68ha	
Location of Land Parcel: Land to the rear of Wordsworth Crescent	

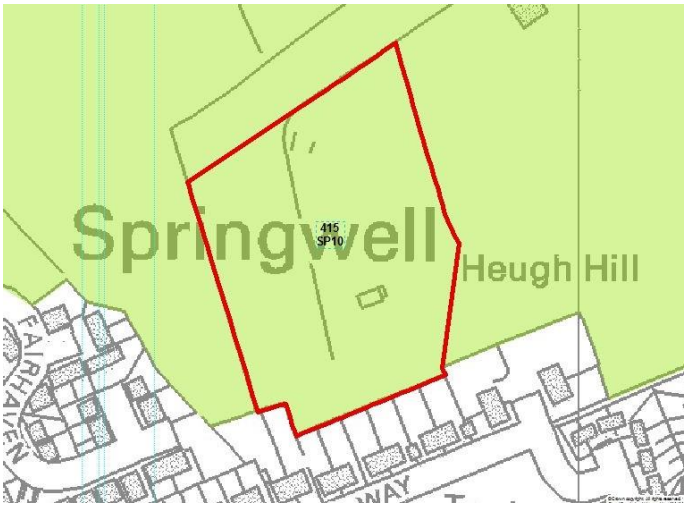
General Sub Area Containing Parcel (from Stage 1 Assessment): Springwell Village	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Hellens	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has durable boundaries to the north west, and east in the form of property boundaries and a scheduled ancient monument. To the south and north there are field boundaries and in some instances there is no physical boundary at all.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: D	
Purpose 2: Level of Contribution: C	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: B	
Purpose 5: Level of Contribution: C	
Summary: The site is not constrained by category 1 designations and overall this land parcel performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

SHLAA Site Reference: 407B	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: SP13	
Land Parcel Size: 4.07ha	
Location of Land Parcel: Milton Place, Mount Lane, Springwell	
General Sub Area Containing Parcel	

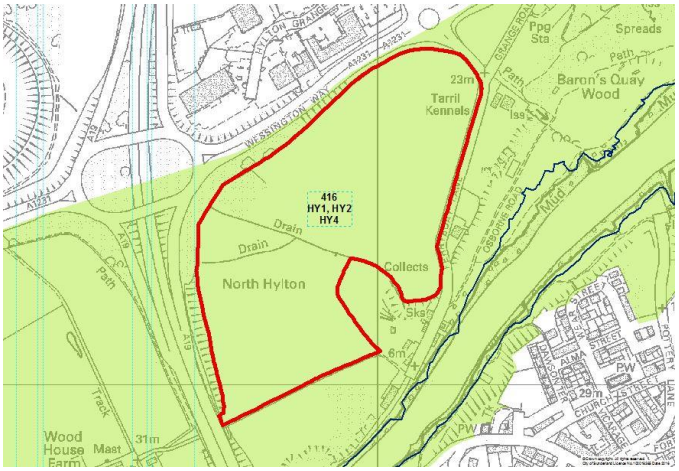
(from Stage 1 Assessment): Springwell Village	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Northumbrian Water and Hellens	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has durable boundaries to the north east and south in the form of property boundaries and a road. To the west and north there are field boundaries and in some instances there is no physical boundary at all.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: D	
Purpose 2: Level of Contribution: C	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: B	
Purpose 5: Level of Contribution: C	
Summary: The site is not constrained by category 1 designations and overall this land parcel performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

SHLAA Site Reference: 407C	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: SP13	
Land Parcel Size: 3.2ha	
Location of Land Parcel: North East of Mount Lane, Springwell Village	
General Sub Area Containing Parcel (from Stage 1 Assessment): Springwell	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Hellens	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? There are durable boundaries to the north and east in the form of property boundaries however there are no physical boundaries to the south and west.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: D	
Purpose 2: Level of Contribution: C	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: B	
Purpose 5: Level of Contribution: C	
Summary: The site is not constrained by category 1 designations and overall this land parcel performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

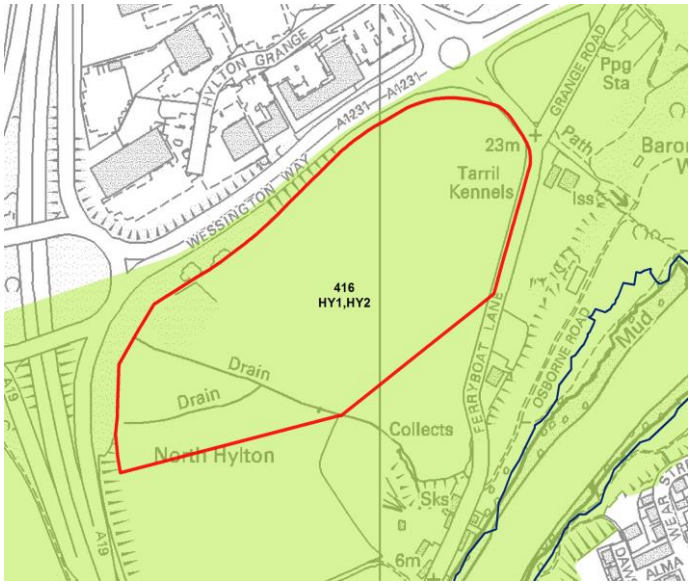
SHLAA Site Reference: 408	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: SP12	
Land Parcel Size: 1.76ha	
Location of Land Parcel: Land to the north and rear of Windsor Terrace	
General Sub Area Containing Parcel (from Stage 1 Assessment): Springwell Village	
Summary of General Area Assessment: Minor Contribution	
Source of Land Parcel: Hellens	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has durable boundaries to all sides except the north east which does not appear to have any physical boundary.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: B	
Purpose 2: Level of Contribution: B	
Purpose 3: Level of Contribution: B	
Purpose 4: Level of Contribution: B	
Purpose 5: Level of Contribution: C	
Summary: The site is not constrained by category 1 designations and overall this land parcel performs poorly against the five Green Belt purposes. Consider as part of site selection process**.**	

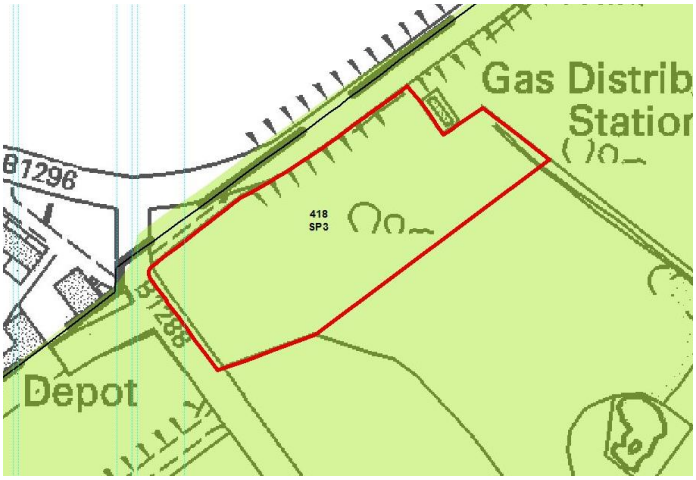
SHLAA Site Reference: 415	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: SP10	
Land Parcel Size: 1.99ha	
Location of Land Parcel: Land to the north of Uplands Way	
General Sub Area Containing Parcel (from Stage 1 Assessment): Springwell Village	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: John Carruth	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The only durable boundary is property boundaries to the south. The remaining boundaries are poor quality field boundaries and in some places they is nothing physical.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: D	
Purpose 2: Level of Contribution: C	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: B	
Purpose 5: Level of Contribution: C	
Summary: The site is not constrained by category 1 designations and overall this land parcel performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

SHLAA Site Reference: 416	**Boundary of Land Parcel with Designations**

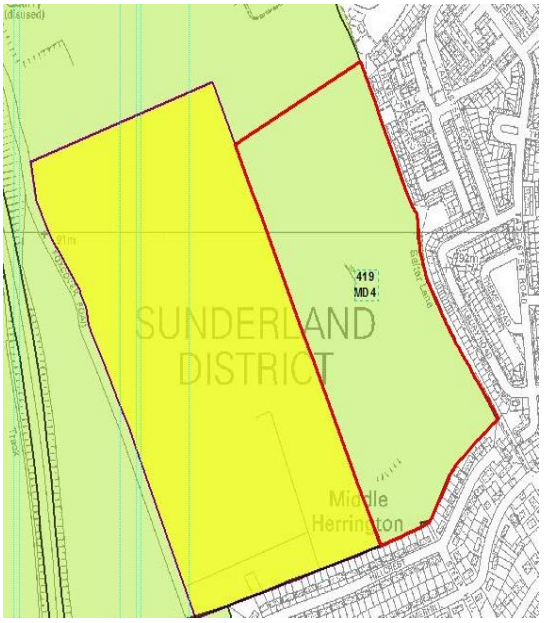
	Mapped
Green Belt Parcel Reference: HY1/HY2/HY4	
Land Parcel Size: 12.37ha	
Location of Land Parcel: Land to the north and west of Ferryboat Lane	
General Sub Area Containing Parcel (from Stage 1 Assessment): Hylton	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Barratt David Wilson	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? There are durable road boundaries to the north and north east. The remaining boundaries are poor quality field boundaries and footpaths.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: A	
Purpose 3: Level of Contribution: E	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: D	
Summary: Discounted. The site is not constrained by category 1 designations and overall this land parcel performs strongly against the five Green Belt purposes.	

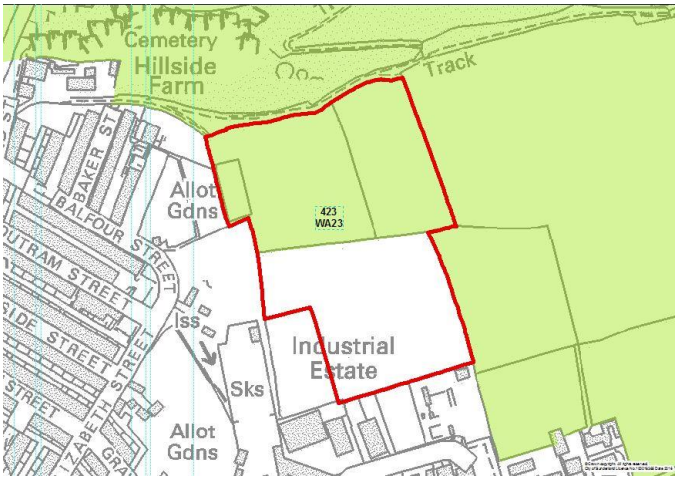
SHLAA Site Reference: 416A	**Boundary of Land Parcel with Designations**

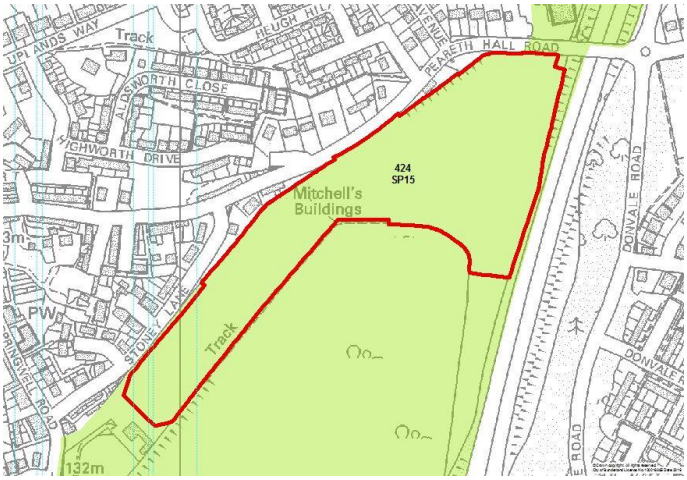
	Mapped
Green Belt Parcel Reference: HY1/HY2	
Land Parcel Size: 7.79ha	
Location of Land Parcel: Land to the north and west of Ferryboat Lane	
General Sub Area Containing Parcel (from Stage 1 Assessment): Hylton	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Hellens	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? There are durable road boundaries to the north and north east. The remaining boundaries do not follow any distinguishing features.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: D	
Purpose 2: Level of Contribution: A	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: C	
Summary: The site is not constrained by category 1 designations and overall this land parcel performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

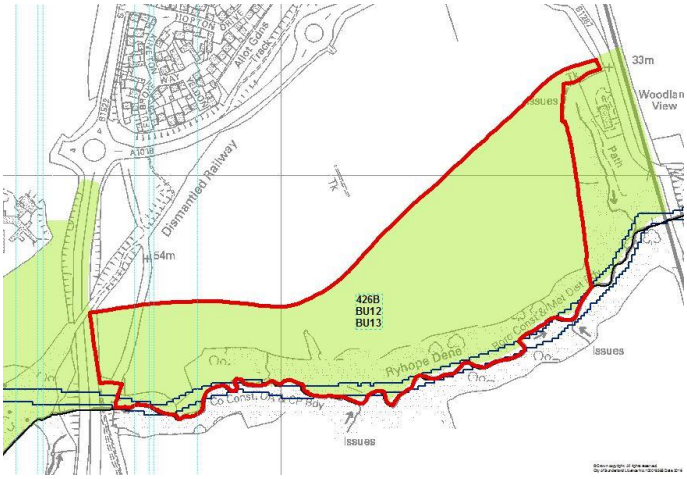
SHLAA Site Reference: 418	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: SP3	
Land Parcel Size: 1.19ha	
Location of Land Parcel: Land at Low Mount Farm (by Leam Lane)	
General Sub Area Containing Parcel (from Stage 1 Assessment): Springwell Village	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Mrs MW Swinburn	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of boundaries, durable road boundary to the north and west. Poor field boundary to the east but not physical boundary to the south.	

Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes
Purpose 1: Level of Contribution: D
Purpose 2: Level of Contribution: D
Purpose 3: Level of Contribution: E
Purpose 4: Level of Contribution: A
Purpose 5: Level of Contribution: D
Summary: Discounted. The site is not constrained by category 1 designations but overall this land parcel performs strongly against the five Green Belt purposes.

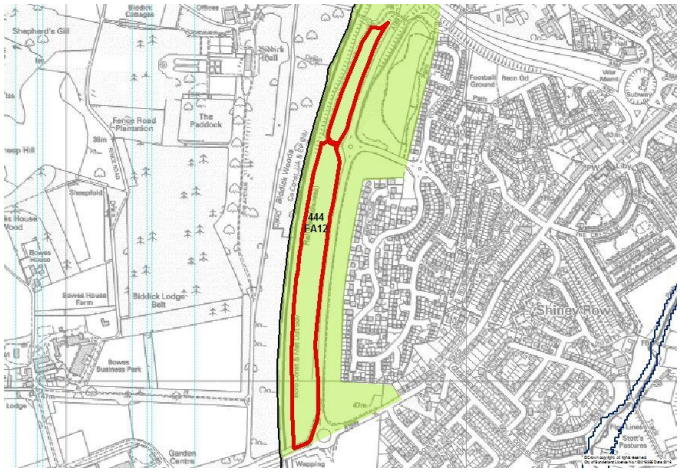
SHLAA Site Reference: 419	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: MD4	
Land Parcel Size: 16.15ha	
Location of Land Parcel: Middle Herrington Farm	
General Sub Area Containing Parcel (from Stage 1 Assessment): Middle Herrington	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Hellens	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? There are durable property boundaries to the east and south. To the north and west there is nothing physically on site to determine the boundary.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: C	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: C	
Summary: The site is adjacent to a Scheduled Ancient Monument to the west but is not within the boundary and overall this land parcel performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

SHLAA Site Reference: 423	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: WA23	
Land Parcel Size: 3.67ha	
Location of Land Parcel: Market Place, Houghton	
General Sub Area Containing Parcel (from Stage 1 Assessment): Warden Law	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Durham Diocesan Board of Finance	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? No durable land boundaries except to the south where the site has boundaries with industrial premises.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: C	
Purpose 2: Level of Contribution: B	
Purpose 3: Level of Contribution: C	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: C	
Summary: The site is not constrained by category 1 designations and overall this land parcel performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

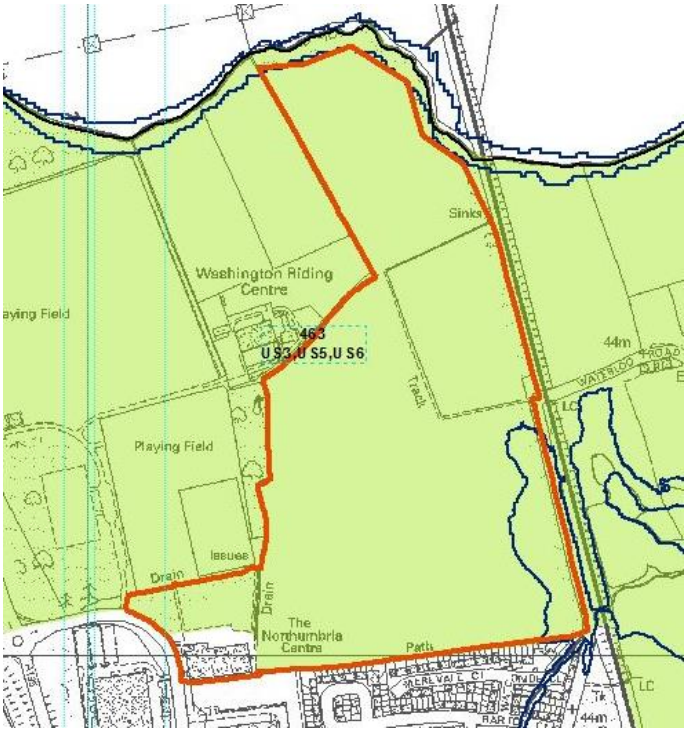
SHLAA Site Reference: 424	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: SP15	
Land Parcel Size: 6.07ha	
Location of Land Parcel: Stoney Lane, Springwell	
General Sub Area Containing Parcel (from Stage 1 Assessment): Springwell Village	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Story Homes	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of boundaries with durable boundaries comprising of roads to the north, east and west. To the south there are field boundaries which comprise of hedgerows.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: C	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: B	
Purpose 5: Level of Contribution: C	
Summary: The site is not constrained by category 1 designations and overall this land parcel performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

SHLAA Site Reference: 426B	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: BU12/BU13	
Land Parcel Size: 17.43ha	
Location of Land Parcel: Land to the south of Willow Farm	
General Sub Area Containing Parcel (from Stage 1 Assessment): Burdon – South Ryhope Area	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Church Commissioners	
Category 1 Designations: Flood Zone 3 follows the southern boundary of the site	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Only durable boundary is to the west of the site in the form of a road. To the south and east there are mature tree belts and there is no physical boundary to the north.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: E	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: D	
Summary: Discounted. Flood Zone 3 follows the southern boundary of the site and overall this land parcel performs strongly against the five Green Belt purposes.	

SHLAA Site Reference: 444	**Boundary of Land Parcel with Designations Mapped**

Green Belt Parcel Reference: FA12	
Land Parcel Size: 5.66ha	
Location of Land Parcel: Biddick Woods	
General Sub Area Containing Parcel (from Stage 1 Assessment): Fatfield and Biddick Woods	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Trustees of Lord Durham's 1989 Voluntary Settlement	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Durable road boundaries to all boundaries comprising of road and the former Leamside line.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: D	
Purpose 2: Level of Contribution: B	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: D	
Summary: The site is not constrained by any Category 1 designations and overall this land parcel performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

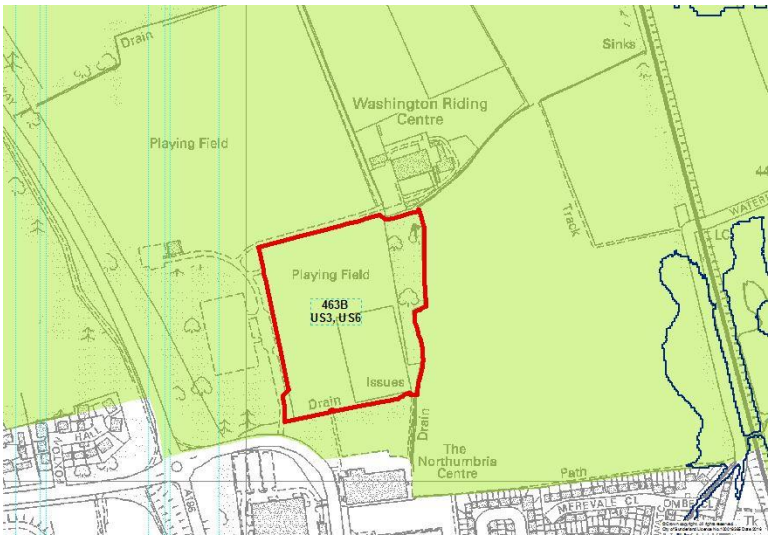
SHLAA Site Reference: 463	**Boundary of Land Parcel with Designations Mapped**

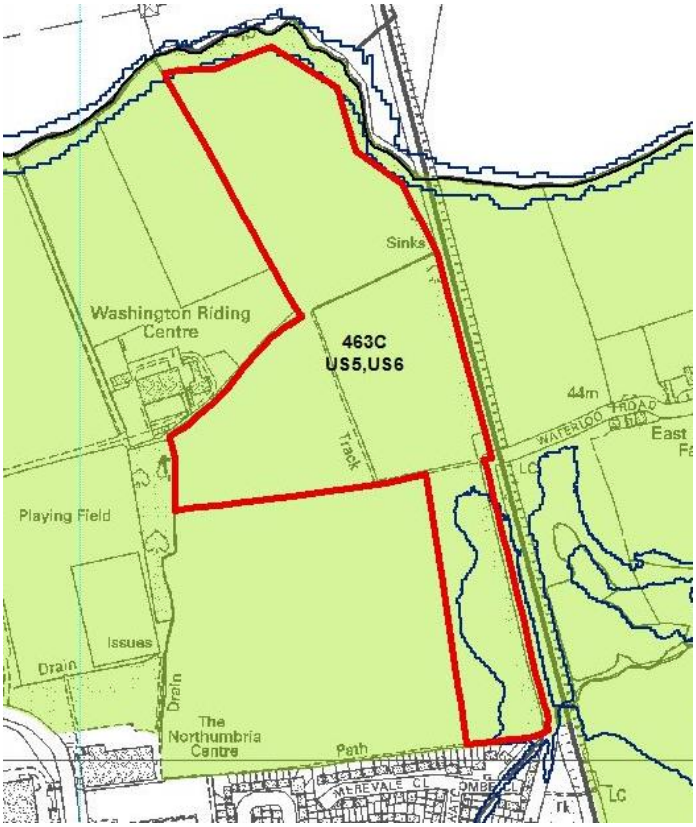
Green Belt Parcel Reference: US3/US5/US6	
Land Parcel Size: 23.9ha	
Location of Land Parcel: Land to the west of Waterloo Road	
General Sub Area Containing Parcel (from Stage 1 Assessment): Usworth	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Story Homes	
Category 1 Designations: Flood Risk 3 Area to the south east	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Site is bound by durable boundaries to the south and east in the form of property boundaries, roads and the former Leamside line. To the north and west the site is bound by poor quality field boundaries.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: E	
Purpose 3: Level of Contribution: E	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: D	
Summary: Discounted. The site is constrained by an area of Flood Risk 3 in its south east corner and overall performs strongly against the five Green Belt purposes.	

SHLAA Site Reference: 463A	**Boundary of Land Parcel with Designations Mapped**

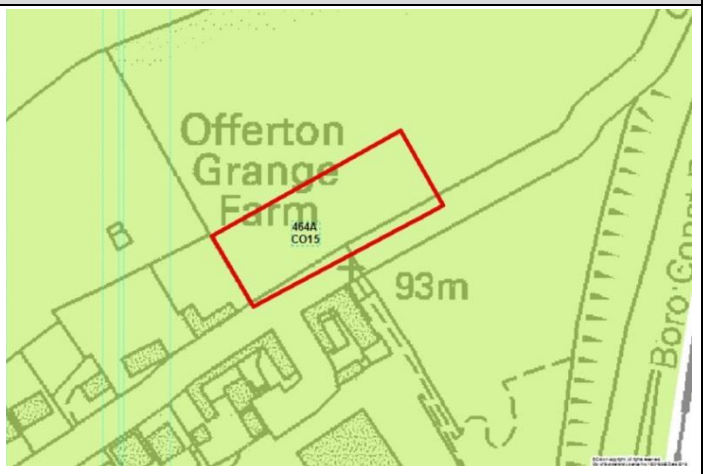
Green Belt Parcel Reference: US3/US6	
Land Parcel Size: 10.92ha	
Location of Land Parcel: Land west of Waterloo Road	
General Sub Area Containing Parcel (from Stage 1 Assessment): Usworth	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Story Homes	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of boundaries, durable road and property boundaries to the south. Poor field boundaries in some areas and no physical boundaries elsewhere.	

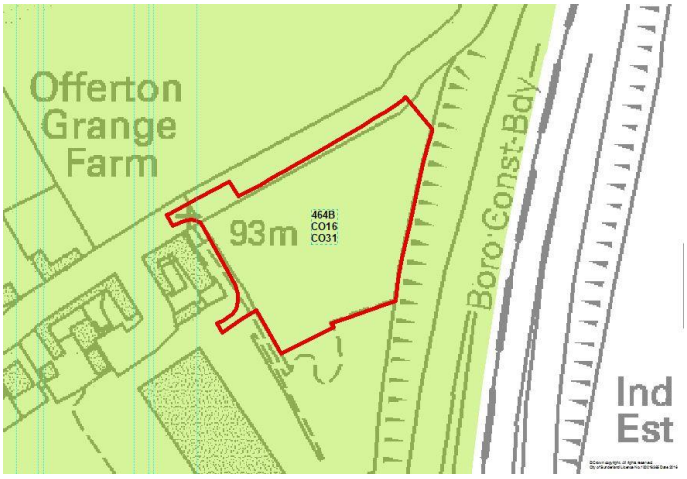
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes
Purpose 1: Level of Contribution: D
Purpose 2: Level of Contribution: D
Purpose 3: Level of Contribution: D
Purpose 4: Level of Contribution: A
Purpose 5: Level of Contribution: C
Summary: The site is not constrained by category 1 designations and overall this land parcel performs moderately against the five Green Belt purposes. Consider as part of the site selection process.

SHLAA Site Reference: 463B	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: US3/US6	
Land Parcel Size: 4.59ha	
Location of Land Parcel: Land to the west of Waterloo Road	
General Sub Area Containing Parcel (from Stage 1 Assessment): Usworth	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Story Homes	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has no durable boundaries.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: D	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: D	
Summary: The site is not constrained by any Category 1 Designations and overall performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

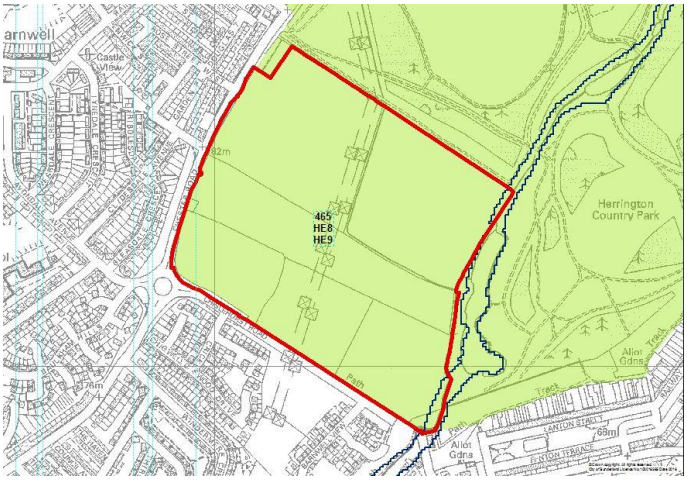
SHLAA Site Reference: 463C	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: US5/US6	
Land Parcel Size: 12.98ha	
Location of Land Parcel: Land west of Waterloo Road	
General Sub Area Containing Parcel (from Stage 1 Assessment): Usworth	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Story Homes	
Category 1 Designations: Flood Zone 3	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of boundaries, durable property boundaries to the south and disused railway to the east. Poor field boundaries in some areas and no physical boundaries elsewhere.	

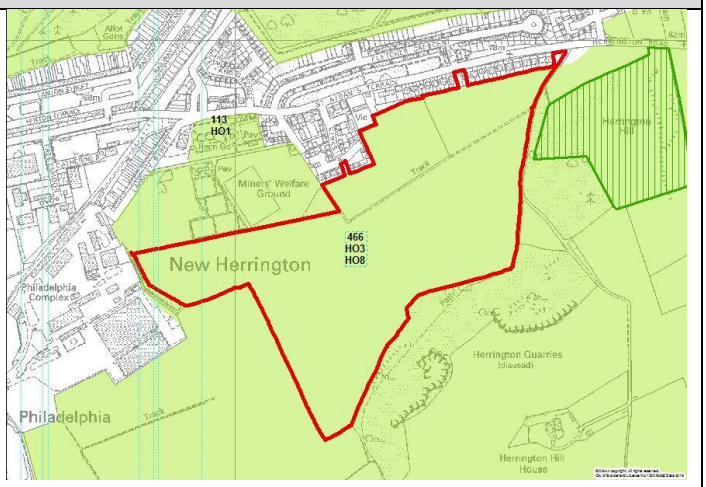
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes
Purpose 1: Level of Contribution: E
Purpose 2: Level of Contribution: D
Purpose 3: Level of Contribution: E
Purpose 4: Level of Contribution: A
Purpose 5: Level of Contribution: D
Summary: Discounted. The site is by category 1 designation and overall this land parcel performs strongly against the five Green Belt purposes.

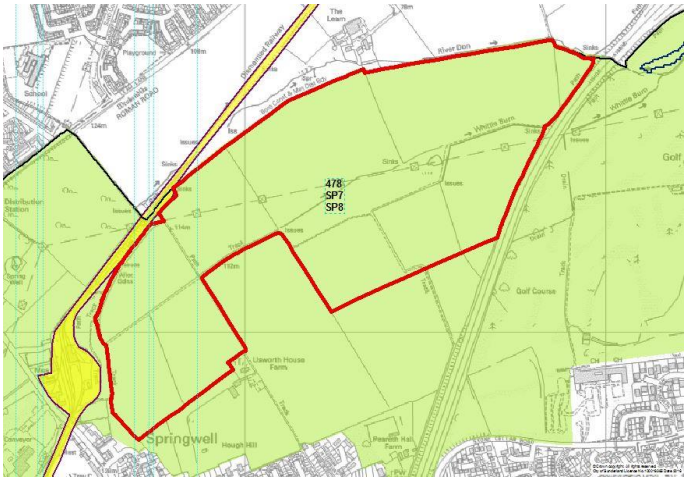
SHLAA Site Reference: 464A	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: CO15	
Land Parcel Size: 0.39ha	
Location of Land Parcel: Land to the east of The Granaries	
General Sub Area Containing Parcel (from Stage 1 Assessment): Cox Green, Offerton and Penshaw	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Mr R Delaney	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has durable boundaries to the south in the form of a road and a property boundary to the west. There are no physical boundaries to the north and east.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: B	
Purpose 3: Level of Contribution: E	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: D	
Summary: Discounted. The site is not constrained by any Category 1 Designations and overall performs strongly against the five Green Belt purposes.	

SHLAA Site Reference: 464B	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: CO16/CO31	
Land Parcel Size: 0.85ha	
Location of Land Parcel: Land to the east of The Granaries	
General Sub Area Containing Parcel (from Stage 1 Assessment): Cox Green, Offerton and Penshaw	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Mr R Delaney	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has durable boundaries to the east, west and north in the form of roads. There is no physical boundary to the south.	

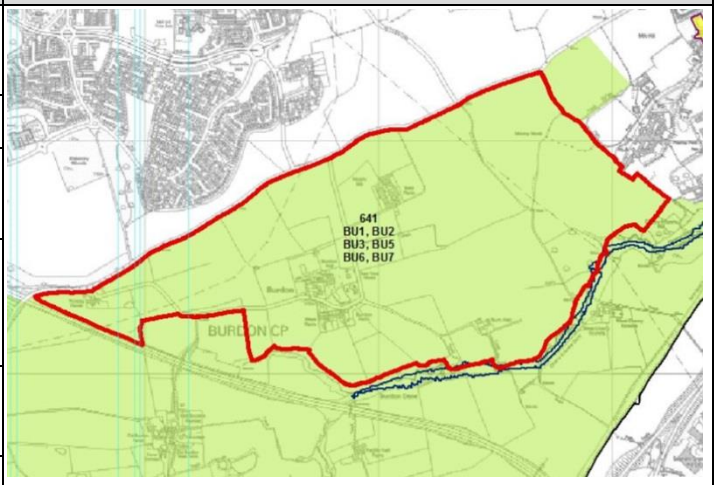
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes
Purpose 1: Level of Contribution: C
Purpose 2: Level of Contribution: B
Purpose 3: Level of Contribution: B
Purpose 4: Level of Contribution: A
Purpose 5: Level of Contribution: C
Summary: The site is not constrained by any Category 1 Designations and overall performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**

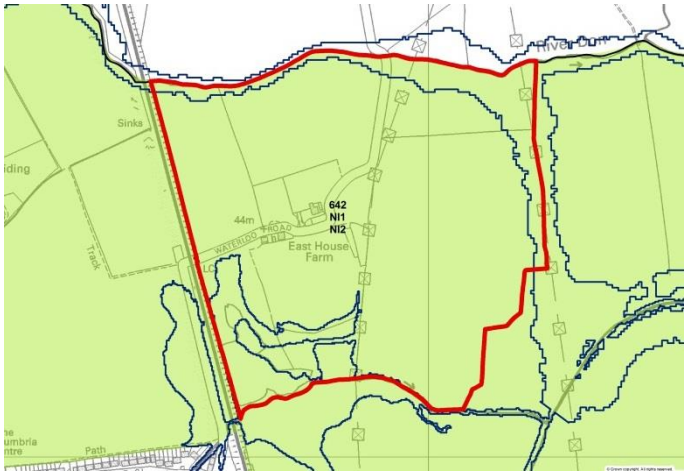
SHLAA Site Reference: 465	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: HE8/HE9	
Land Parcel Size: 23.95ha	
Location of Land Parcel: Land adjacent to Herrington Country Park	
General Sub Area Containing Parcel (from Stage 1 Assessment): New Herrington	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Taylor Wimpey	
Category 1 Designations: Small pockets of Flood Risk 3	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has durable boundaries to the north west and south west in the form of roads. There are field boundaries to the north east and south east comprising of fencing and hedgerows	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: C	
Purpose 2: Level of Contribution: C	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: C	
Summary: The site is slightly constrained by an area of Flood Risk 3 and overall performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

SHLAA Site Reference: 466	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: HO3/HO8	
Land Parcel Size: 25.82ha	
Location of Land Parcel: Land at West Herrington	
General Sub Area Containing Parcel (from Stage 1 Assessment): Houghton	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel:	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has durable boundaries to the north east. The remaining are poor quality field boundaries and in some areas there is nothing physical to distinguish the boundary.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: E	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: D	
Summary: Discounted. The site is not constrained by any Category 1 Designations and overall performs strongly against the five Green Belt purposes.	

SHLAA Site Reference: 478	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: SP7/SP8	
Land Parcel Size: 63.89ha	
Location of Land Parcel: Land to the north of Springwell	
General Sub Area Containing Parcel (from Stage 1 Assessment): Springwell Village	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Mr John Carruth Jnr/Mr Trevor Shaw	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has no durable boundaries and in some places there is nothing physical on the ground.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: E	
Purpose 4: Level of Contribution: B	
Purpose 5: Level of Contribution: D	
Summary: Discounted. The site is not constrained by any Category 1 Designations and overall performs strongly against the five Green Belt purposes.	

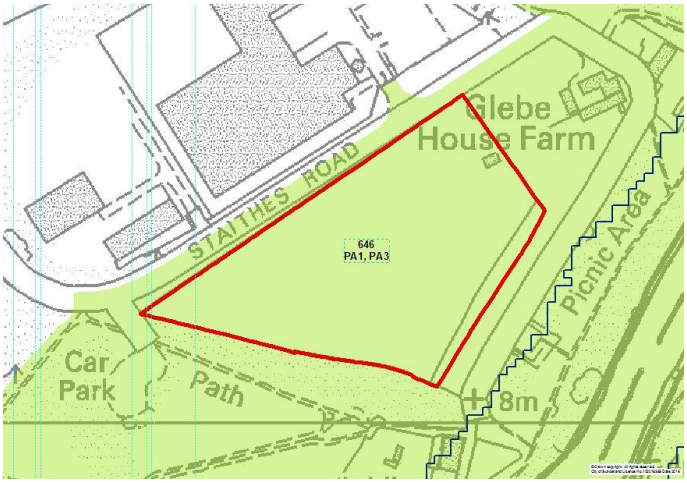
SHLAA Site Reference: 567	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: US1	
Land Parcel Size: 3.59ha	
Location of Land Parcel: Land adjacent to George Washington Golf and Country Club	
General Sub Area containing Parcel (from Stage 1 Assessment): Springwell Village	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Barratt David Wilson Homes	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has durable road boundaries to the south and west however to the north and west the boundaries comprise of tree belts.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: C	
Purpose 2: Level of Contribution: C	
Purpose 3: Level of Contribution: C	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: C	
Summary: The site is not constrained by any Category 1 Designations and overall performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

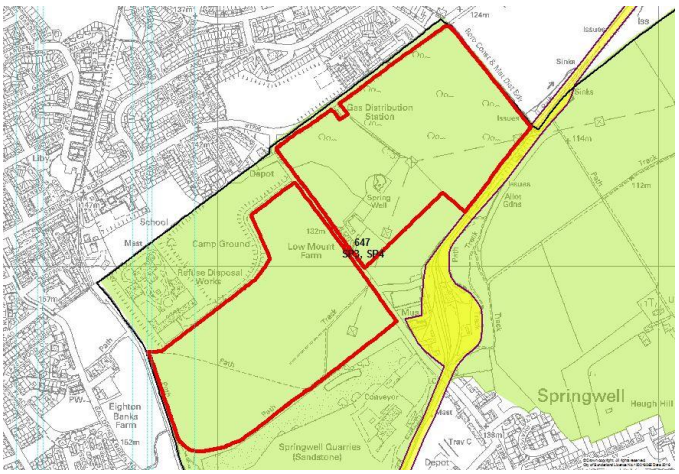
SHLAA Site Reference: 641	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: BU1/BU2/BU3/BU5/BU6/BU7	
Land Parcel Size: 177.7ha	
Location of Land Parcel: Burdon Green Belt	
General Sub Area Containing Parcel (from Stage 1 Assessment): Burdon and South Ryhope	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Mr S Gregson	
Category 1 Designations: The southern boundary of the site follows a Flood Zone 3	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has durable road boundaries to the north and west. To the south and east the boundaries follow tree lines and poor quality field boundaries and in some places there is nothing physical in place that would distinguish the site.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: E	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: D	
Summary: Discounted. The site has some very small areas of Flood Zone 3 and overall performs strongly against the five Green Belt purposes.	

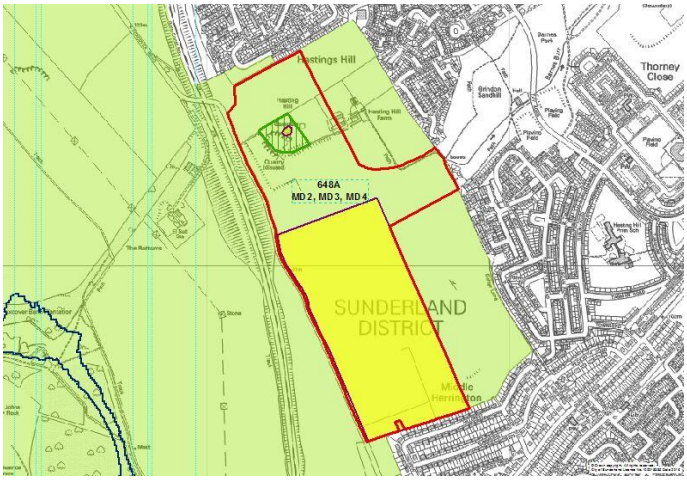
SHLAA Site Reference: 642	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: NI1/NI2	
Land Parcel Size: 32ha	
Location of Land Parcel: Land at East House Farm	
General Sub Area Containing Parcel (from Stage 1 Assessment): Nissan	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Mr C Ford	
Category 1 Designations: The south western, northern and north eastern boundaries of the site are effected by a Flood Zone 3	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has a durable road boundary to the west. The remaining boundaries are poor quality field boundaries.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: E	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: D	
Summary: Discounted. The site is affected by areas of Flood Zone 3 and overall performs strongly against the five Green Belt purposes.	

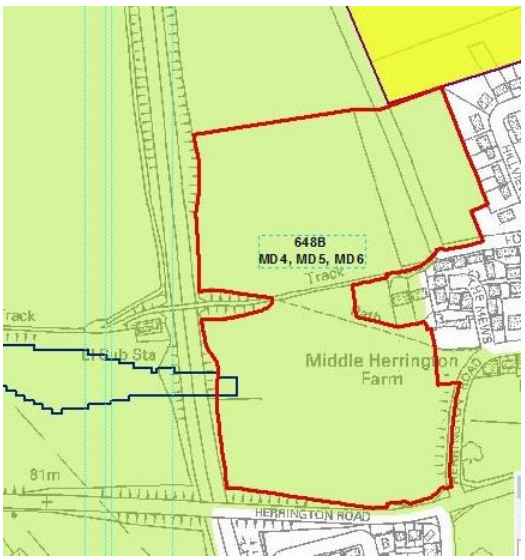
SHLAA Site Reference: 643	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: FA10/FA11	
Land Parcel Size: 15.6ha	
Location of Land Parcel: Land at South of Station Road, Mount Pleasant	
General Sub Area Containing Parcel (from Stage 1 Assessment): Fatfield and Biddick Woods	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Lambton Estate (2015)	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has a durable boundaries to the south, north and south east. The remaining boundaries are poor quality field boundaries.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: E	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: D	
Summary: Discounted. The site has no Category 1 Designations and overall performs strongly against the five Green Belt purposes.	

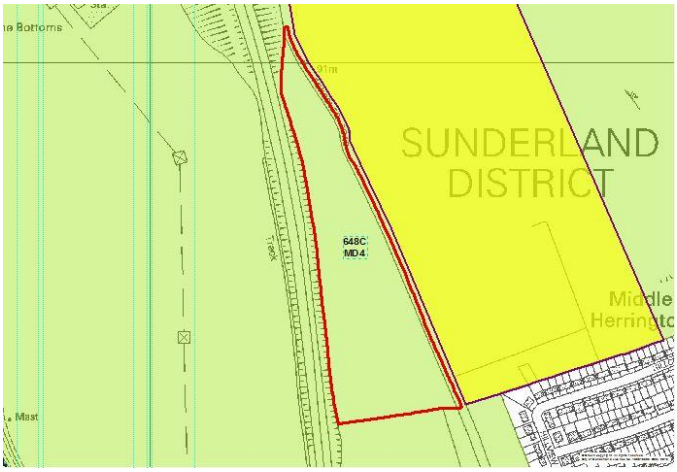
SHLAA Site Reference: 645	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: WA32/WA33	
Land Parcel Size: 12.77ha	
Location of Land Parcel: Land east of Seaham Street	
General Sub Area Containing Parcel (from Stage 1 Assessment): Warden Law	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Taylor Wimpey	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has a durable road boundary to the west however the remaining are poor quality field boundaries.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: D	
Purpose 2: Level of Contribution: C	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: C	
Summary: The site has no Category 1 Designations and overall performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

SHLAA Site Reference: 646	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: PA1/PA3	
Land Parcel Size: 2.2ha	
Location of Land Parcel: Glebe House Farm	
General Sub Area Containing Parcel (from Stage 1 Assessment): Pattinson and Low Barmston	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Mr A Hutchinson/Bellway	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has a durable road boundary to the north however the remaining are poor quality field boundaries.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: D	
Purpose 2: Level of Contribution: B	
Purpose 3: Level of Contribution: C	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: C	
Summary: The site has no Category 1 Designations and overall performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

SHLAA Site Reference: 647	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: SP3/SP4	
Land Parcel Size: 32ha	
Location of Land Parcel: Low Mount Farm	
General Sub Area Containing Parcel (from Stage 1 Assessment): Springwell Village	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Stephen Henry Swinburn	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has durable road boundaries to the north however the remaining are poor quality field boundaries.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: E	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: D	
Summary: Discounted. The site has no Category 1 Designations and overall performs strongly against the five Green Belt purposes.	

SHLAA Site Reference: 648A	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: MD2/MD3/MD4	
Land Parcel Size: 47.87ha	
Location of Land Parcel: Hastings Hill/Middle Herrington Green Belt/Foxcover Lane/West	
General Sub Area Containing Parcel (from Stage 1 Assessment): Middle Herrington	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Hellens	
Category 1 Designations: Scheduled Ancient Monument and SSSI	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? There are durable property boundaries to the north and south. To the east and west there is nothing physically on site in some places to determine the boundary.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: D	
Summary: Discounted. The site is constrained by a Scheduled Ancient Monument and a SSSI, overall this land parcel performs strongly against the five Green Belt purposes.	

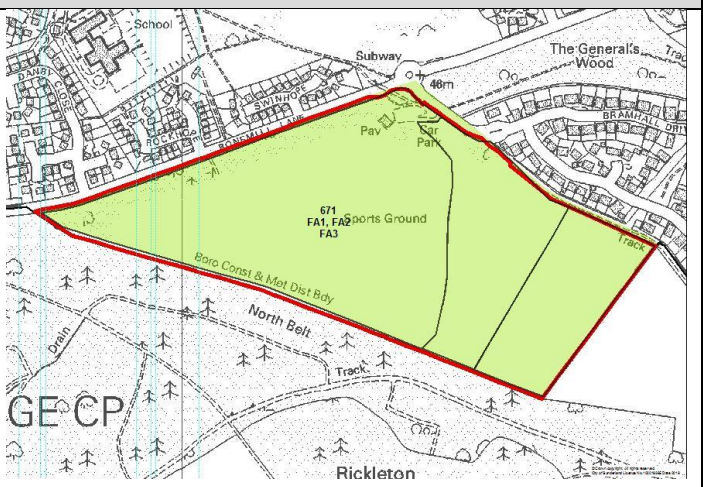
SHLAA Site Reference: 648B	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: MD4/MD5/MD6	
Land Parcel Size: 10.90ha	
Location of Land Parcel: Hastings Hill/Herrington Green Belt/Foxcover Lane	
General Sub Area Containing Parcel (from Stage 1 Assessment): Middle Herrington	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Hellens	
Category 1 Designations: Flood Zone 3	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? There is a durable boundary to the south and south east corner east in the form of an adopted road however there is no durable boundary to the remainder of the site.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: C	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: C	
Summary: The site has a small area of Flood Zone 3 and overall this land parcel performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

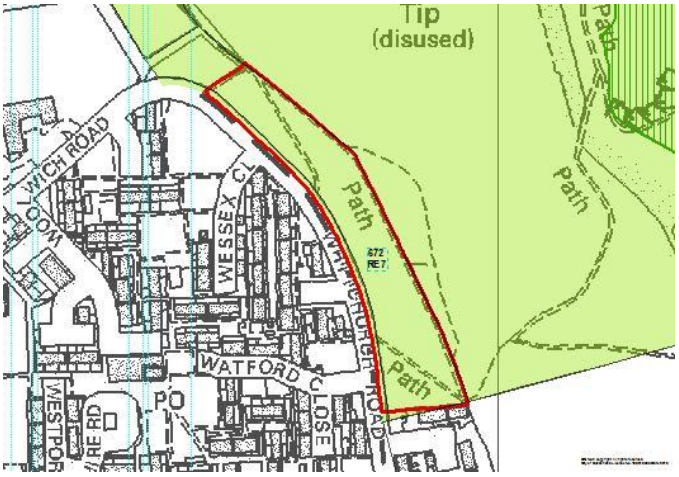
SHLAA Site Reference: 648C	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: MD4	
Land Parcel Size: 7.82ha	
Location of Land Parcel: Hastings Hill/Middle Herrington Green Belt/Foxcover Lane/South West	
General Sub Area Containing Parcel (from Stage 1 Assessment): Middle Herrington	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Hellens	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? There is a durable boundary to the east in the form of an adopted road however there is no durable boundary to the south and west.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: E	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: D	
Summary: Discounted. The site is not constrained by category 1 designations but overall this land parcel performs strongly against the five Green Belt purposes.	

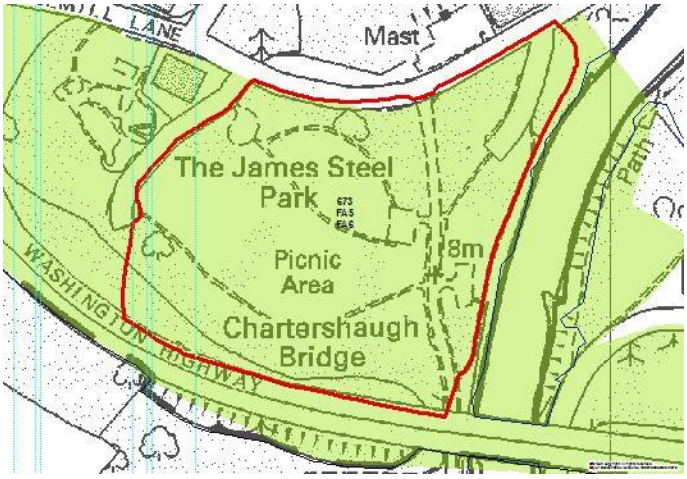
SHLAA Site Reference: 648D	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: MD2/MD4	
Land Parcel Size: 10.69ha	
Location of Land Parcel: Hastings Hill/Middle Herrington Green Belt/Foxcover Lane/North East	
General Sub Area Containing Parcel (from Stage 1 Assessment): Middle Herrington	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Hellens	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? Mixture of boundaries with durable boundaries to the north and east but no physical boundaries to the west and south.	

Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes
Purpose 1: Level of Contribution: C
Purpose 2: Level of Contribution: C
Purpose 3: Level of Contribution: D
Purpose 4: Level of Contribution: A
Purpose 5: Level of Contribution: C
Summary: The site is not constrained by category 1 designations but overall this land parcel performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**

SHLAA Site Reference: 670	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: CO1/CO3	
Land Parcel Size: 21.53ha	
Location of Land Parcel: North of Penshaw	
General Sub Area Containing Parcel (from Stage 1 Assessment: Cox Green, Offerton and Penshaw	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Lord Durham Estates	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has durable road and property boundaries to the north west, south east and south west. The remaining boundaries are poor quality field boundaries.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: D	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: E	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: C	
Summary: Discounted. The site has no Category 1 Designations and overall performs strongly against the five Green Belt purposes.	

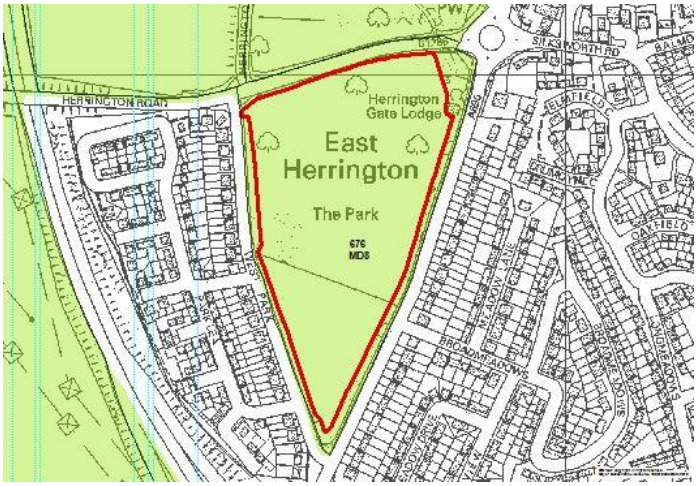
SHLAA Site Reference: 671	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: FA1/FA2/FA3	
Land Parcel Size: 18.66ha	
Location of Land Parcel: Southern Playing Fields	
General Sub Area Containing Parcel (from Stage 1 Assessment: Fatfield and Biddick Woods	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Sunderland City Council/Private	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has durable road and property boundaries to the north, the remaining boundaries are field boundaries comprising of hedgerows and tree lines.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: C	
Purpose 2: Level of Contribution: B	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: C	
Summary: The site has no Category 1 Designations and overall performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

SHLAA Site Reference: 672	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: RE7	
Land Parcel Size: 1.19ha	
Location of Land Parcel: Land east of Whitchurch Road	
General Sub Area Containing Parcel (from Stage 1 Assessment: Redhouse and Fulwell	
Summary of General Area Assessment: Minor Contribution	
Source of Land Parcel: Sunderland City Council	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has durable road and property boundaries to the south and west. To the north and east there are poor quality field boundaries and in some places nothing physical at all.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: B	
Purpose 2: Level of Contribution: A	
Purpose 3: Level of Contribution: C	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: C	
Summary: The site has no Category 1 Designations and overall performs poorly against the five Green Belt purposes. Consider as part of site selection process**.**	

SHLAA Site Reference: 673	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: FA5/FA6	
Land Parcel Size: 5.23ha	
Location of Land Parcel: James Steel Park	
General Sub Area Containing Parcel (from Stage 1 Assessment: Fatfield and Biddick Woods	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Sunderland City Council	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has durable boundaries to all sides comprising of roads and the river.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: C	
Purpose 2: Level of Contribution: B	
Purpose 3: Level of Contribution: B	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: C	
Summary: The site has no Category 1 Designations and overall performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

SHLAA Site Reference: 674	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: BU4	
Land Parcel Size: 7.88ha	
Location of Land Parcel: North of Cherry Knowle	
General Sub Area Containing Parcel (from Stage 1 Assessment: Burdon – South Ryhope	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Homes and Communities Agency	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has only one durable road boundary to the north, the remaining comprise of poor quality field boundaries and in some places there is nothing physical at all to delineate the field.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: D	
Purpose 2: Level of Contribution: C	
Purpose 3: Level of Contribution: D	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: C	
Summary: The site has no Category 1 Designations and overall performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

SHLAA Site Reference: 675	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: RE17	
Land Parcel Size: 1.61ha	
Location of Land Parcel: Land to the west of Newcastle Road	
General Sub Area Containing Parcel (from Stage 1 Assessment: Redhouse and Fulwell	
Summary of General Area Assessment: Moderate Contribution	
Source of Land Parcel: Sunderland City Council	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has only one durable road boundary to the east.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: C	
Purpose 2: Level of Contribution: B	
Purpose 3: Level of Contribution: C	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: C	
Summary: The site has no Category 1 Designations and overall performs moderately against the five Green Belt purposes. Consider as part of site selection process**.**	

SHLAA Site Reference: 676	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: MD8	
Land Parcel Size: 7.05ha	
Location of Land Parcel: West Park	
General Sub Area Containing Parcel (from Stage 1 Assessment: Middle Herrington	
Summary of General Area Assessment: Zero Contribution	
Source of Land Parcel: Sunderland City Council	
Category 1 Designations: None	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has durable road boundaries on all sides.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: A	
Purpose 2: Level of Contribution: A	
Purpose 3: Level of Contribution: B	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: B	
Summary: The site has no Category 1 Designations and overall performs poorly against the five Green Belt purposes. Consider as part of site selection process**.**	

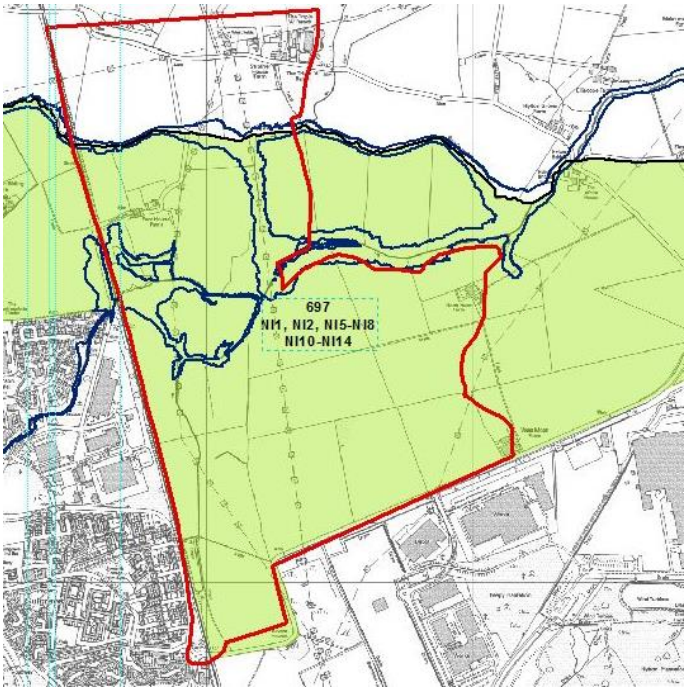
SHLAA Site Reference: 697	**Boundary of Land Parcel with Designations Mapped**
Green Belt Parcel Reference: Phase 1 NI1/NI2/NI5/NI6/NI7/NI8/NI10/NI11/NI12/ NI13/NI14	
Land Parcel Size: 218ha	
Location of Land Parcel: Land North of Washington Road	
General Sub Area Containing Parcel (from Stage 1 Assessment: Nissan	
Summary of General Area Assessment: Major Contribution	
Source of Land Parcel: Clive Milner, Barratt Homes and Spawforths	
Category 1 Designations: Flood Zone 3	
Does the Resultant Boundary Represent a Strongly Defined, Durable Green Belt Boundary? The site has durable road boundaries to the west and south but no durable boundaries to the north and east. In some places there is no physical boundary.	
Appraisal of Land Parcel Against the 5 NPPF Green Belt Purposes	
Purpose 1: Level of Contribution: E	
Purpose 2: Level of Contribution: D	
Purpose 3: Level of Contribution: E	
Purpose 4: Level of Contribution: A	
Purpose 5: Level of Contribution: D	
Summary: Discounted. The site has Flood Zone 3 areas and overall performs strongly against the five Green Belt purposes.	

Table 2 - Summary of Site Assessments

REF	Size (ha)	Location	Sub Area	Area Assessment	Source	Cat 1 Designa-tion	Durable boundaries	Purp ose 1	Purp ose 2	Purp ose 3	Purp ose 4	Purp ose 5	Summary	Conclusions
62/674/BU4/BU9/BU11	47.39	Ryhope and Cherry Knowle Hospital	Burdon - South Ryhope	Moderate	Homes and Communities Agency	None	Mix	D	D	D	A	C	The site is not constrained by Category 1 Designations but overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of site selection process
113/HO1	1.59	Site of Herrington Working Men's Club	Houghton	Minor	Pre-app advice sought, New Herrington Workmen's Club & Institute	None	Durable	A	A	A	A	B	The site is not constrained by Category 1 Designations but overall this land parcel performs poorly against the five Green Belt purposes.	Consider as part of site selection process

152/BU2	3.76	North of Burdon Village, Burdon Lane	Burdon - South Ryhope	Major	Mr S Gregson	None	Mix	E	C	E	A	D	The site is not constrained by Category 1 Designations but overall this land parcel performs strongly against the five Green Belt purposes.	Discounted
269/SP16	7.53	Blue House Fields	Springwell Village	Major	Submitted site	None	Mix	E	E	E	B	D	The site is not constrained by Category 1 Designations but overall this land parcel performs strongly against the five Green Belt purposes.	Discounted
270/SP16	4.77	Mount Lodge, Mount Lane	Springwell Village	Major	LCS Ltd (2008)	None	Mix	E	E	E	B	D	The site is not constrained by Category 1 Designations but overall this land	Discounted

													parcel performs strongly against the five Green Belt purposes.	
272/WA12	22.05	North Farm, Warden Law Site 1	Warden Law	Major	Brian Potts/CB Richard Ellis (2008)	None	Mix	E	E	E	A	D	The site is not constrained by Category 1 Designations but overall this land parcel performs strongly against the five Green Belt purposes.	Discounted
273/WA13	6.22	North Farm, Warden Law Site 2	Warden Law	Major	Brian Potts/CB Richard Ellis (2008)	None	Mix	E	D	E	A	D	The site is not constrained by Category 1 Designations but overall this land parcel performs strongly against the five Green Belt purposes.	Discounted

274/WA12	7.16	North Farm, Warden Law, Site 3	Warden Law	Major	Brian Potts/CB Richard Ellis (2008)	None	None durable	E	D	E	A	D	The site is not constrained by Category 1 Designations but overall this land parcel performs strongly against the five Green Belt purposes.	Discounted
275/WA31/WA36	10.9	North Farm, Warden Law Site 4	Warden Law	Major	Brian Potts/CB Richard Ellis (2008)	None	Mix	E	C	E	A	D	The site is not constrained by Category 1 Designations but overall this land parcel performs strongly against the five Green Belt purposes.	Discounted
288/PA4	2.3	Teal Farm South	Pattison and Low Barmston	Minor	Planning application (Hellens)	None	Mix	B	A	C	A	C	The site is not constrained by Category 1 Designations but overall this land	Consider as part of site selection process

													parcel performs poorly against the five Green Belt purposes.	
298 (including 298A and 298B)/ SP7/SP 9/SP10	26.9	Land at Usworth House Farm	Springwell Village	Major	John Carruth (2008)	None	Mix	E	D	E	B	D	The site is not constrained by Category 1 Designations but overall this land parcel performs strongly against the five Green Belt purposes.	Discounted
299/SP 11	2.82	Peareth Hall Farm, Peareth Hall Road	Springwell Village	Minor	Mr John Carruth Jnr/Mr John Carruth Snr/Mr Raymond Luke/The Springwell Gospel Hall Trust (2015)	None	Mix	B	D	B	B	B	Part of the site is previously developed. The site is not constrained by Category 1 Designations but overall this land parcel performs poorly against the	Consider as part of site selection process

													five Green Belt purposes.	
300/SP 11	0.89	Springwell Trust Meeting House, Peareth Hall Road	Springwell Village	Minor	Mr John Carruth Jnr Mr John Carruth Snr Mr Raymond Luke The Springwell Gospel Hall Trust (2015)	None	Mix	B	D	B	B	B	The site is not constrained by Category 1 Designations but overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of site selection process
330B/ HO2/H O8/HO 11/HO 12/HO 13	8.32	Philadelphia Complex/ Philadelphia Lane	Houghton	Moderate	Pre-app advice sought, ESH Developments	None	Mix	D	D	C	B	B	The site is not constrained by Category 1 Designations but overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of site selection process

343/HO19/HO22/HO23/HO26	30.2	Grasswell, Land at Houghton	Houghton	Major	O&H Properties (2008)	None	Mix	D	C	D	E	C	The site is not constrained by Category 1 Designations but overall this land parcel performs strongly against the five Green Belt purposes.	Discounted
353/SP9	14.75	Usworth House Farm,	Springwell Village	Major	John Carruth (2008)	None	Mix	E	D	E	B	D	The site is not constrained by Category 1 Designations but overall this land parcel performs strongly against the five Green Belt purposes.	Discounted
354/SP8/SP10	0.82	Land at Warren Lea, Springwell Road, Springwell Village	Springwell Village	Moderate	NAB Land Ltd (2008)	Adjacent to a Scheduled Ancient Monument	Mix	C	C	C	B	C	The site is not constrained by Category 1 Designations but overall this land	Consider as part of site selection process

													parcel performs moderately against the five Green Belt purposes.	
365/HO14	3.67	Newbottle Site 2	Houghton	Major	Lambton Estates (2008)	None	None durable	E	B	C	E	C	The site is not constrained by Category 1 Designations but overall this land parcel performs strongly against the five Green Belt purposes.	Discounted
366/MD2/MD4	0.34	Hastings Hill Farm, Foxcover Road	Middle Herrington	Major	Submitted site	None	None durable	E	B	D	A	D	The site is not constrained by Category 1 Designations but overall this land parcel performs strongly against the five Green Belt purposes.	Discounted

381/HO11/HO12/HO14/HO15	46.5	Newbottle Site 1	Houghton	Major	MBH Investments (2008)	None	Mix	E	D	D	D	D	The site is not constrained by Category 1 Designations but overall this land parcel performs strongly against the five Green Belt purposes.	Discounted
401/N15/NI10/NI11	48.6	Land east of Sulgrave Road	Nissan	Moderate	Mr C Milner (Landowner), Barratt David Wilson & Homes and Communities Agency	Flood Zone 3	Mix	D	D	D	A	D	A part of the site to the north is affected by Flood Zone 3 and overall this land performs moderately against the five Green Belt purposes.	Consider as part of site selection process
405A/US1	12.8	Land at Golf Course (George Washington Hotel), Stone Cellar Road	Usworth	Moderate	George Washington Golf Club/Public suggestion	None	Mix	D	D	C	A	C	The site is not constrained by Category 1 Designations but overall this land parcel performs	Consider as part of site selection process

													moderately against the five Green Belt purposes.	
405B/ US1	5.9	Land at Golf Course (George Washington Hotel), Stone Cellar Road	Usworth	Moderate	George Washington Golf Club/Public suggestion	None	Mix	C	D	C	A	C	The site is not constrained by Category 1 Designations but overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of site selection process
407/40 8/SP12 /SP13	13.55	Land at Milton Place and to the north and rear of Windsor Terrace	Springwell Village	Moderate	Hellens	None	Mix	D	C	D	B	C	The site is not constrained by Category 1 Designations but overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of site selection process

407A/SP13	7.68	Land to the rear of Wordsworth Crescent	Springwell Village	Moderate	Hellens	None	Mix	D	C	D	B	C	The site is not constrained by Category 1 Designations but overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of site selection process
407B/SP13	4.07	Milton Place, Mount Lane	Springwell Village	Moderate	Northumbrian Water & Hellens	None	Mix	D	C	D	B	C	The site is not constrained by Category 1 Designations but overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of site selection process
407C/SP13	3.2	North East of Mount Lane	Springwell Village	Moderate	Hellens	None	Mix	D	C	C	B	C	The site is not constrained by Category 1 Designations but overall this land	Consider as part of site selection process

													parcel performs moderately against the five Green Belt purposes.	
408/SP 12	1.76	Land to the north and rear of Windsor Terrace	Springwell Village	Minor	Hellens	None	Mix	B	B	B	B	C	The site is not constrained by Category 1 Designations but overall this land parcel performs poorly against the five Green Belt purposes.	Consider as part of site selection process
415/SP 10	1.99	Land to the north of Uplands Way	Springwell Village	Moderate	John Carruth	None	Mix	D	C	D	B	C	The site is not constrained by Category 1 Designations but overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of site selection process

416/HY1/HY2/HY4	12.37	Land to the north and west of Ferryboat Lane	Hylton	Major	Barratt David Wilson	None	Mix	E	A	E	A	D	The site is not constrained by Category 1 Designations but overall this land parcel performs strongly against the five Green Belt purposes.	Discounted
416A/HY1/HY2	7.79	Land to the north and west of Ferryboat Lane	Hylton	Moderate	Hellens	None	Mix	D	A	D	A	C	The site is not constrained by Category 1 designations and overall this parcel performs moderately against the five Green Belt purposes	Consider as part of site selection process
418/SP3	1.19	Land at Low Mount Farm (by Leam Lane)	Springwell Village	Major	Mrs MW Swinburn	None	Mix	D	D	E	A	D	The site is not constrained by Category 1 Designation but overall this land parcel performs strongly	Discounted

													against the five Green Belt purposes.	
419/MD4	16.15	Middle Herrington Farm	Middle Herrington	Moderate	Hellens	None	Mix	C	D	D	A	C	The site is adjacent to a Scheduled Ancient Monument to the west but is not within the boundary and overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of site selection process
423/WA23	3.67	Market Place, Houghton	Warden Law	Moderate	Durham Diocesan Board of Finance	None	Mix	C	B	C	A	C	The site is not constrained by Category 1 Designations but overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of site selection process

424/SP 15	6.07	Stoney Lane, Springwell	Springwell Village	Moderate	Story Homes	None	Mix	C	D	D	B	C	The site is not constrained by Category 1 Designations but overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of site selection process
426B/BU12/BU13	17.43	Land to the south of Willow Farm	Burdon - South Ryhope Area	Major	Church Commissioners	Flood Zone 3	Mix	E	D	E	A	D	Flood Zone 3 follows the southern boundary of the site and overall this land parcel performs strongly against the five Green Belt purposes.	Discounted
444/FA 12	5.66	Biddick Woods	Fatfield and Biddick Woods	Moderate	Trustees of Lord Durham's 1989 Voluntary Settlement	None	Durable	D	B	D	A	D	The site is not constrained by Category 1 Designations but overall this land parcel performs	Consider as part of site selection process

													moderately against the five Green Belt purposes.	
463/US3/US5/US6	23.9	Land to the west of Waterloo Road	Usworth	Major	Story Homes	Flood Zone 3	Mix	E	E	E	A	D	The site is constrained by an area of Flood Risk in its south east corner and overall performs strongly against the five Green Belt purposes.	Discounted
463A/US3/US6	10.92	Land west of Waterloo Road	Usworth	Moderate	Story Homes	None	Mix	D	D	D	A	C	The site is not constrained by Category 1 Designations and overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of the site selection process
463B/US3/US6	4.59	Land to the west of Waterloo Road	Usworth	Moderate	Story Homes	None	None durable	D	D	D	A	D	The site is not constrained by Category 1	Consider as part of site selection process

													Designations but overall this land parcel performs moderately against the five Green Belt purposes.	
463C	12.98	Land west of Waterloo Road	Usworth	Major	Story Homes	Flood Zone 3	Mix	E	D	E	A	D	The site is constrained by Category 1 Designations and overall this land parcel performs strongly against the five Green Belt purposes	Discounted
464A/ CO15	0.39	Land to the east of The Grannaries	Cox Green, Offerton and Penshaw	Major	Mr R Delaney	None	Mix	E	B	E	A	D	The site is not constrained by Category 1 Designations but overall this land parcel performs strongly against the five Green Belt purposes.	Discounted

464B/CO16/CO31	0.85	Land to the east of The Granaries	Cox Green, Offerton and Penshaw	Moderate	Mr R Delaney	None	Mix	C	B	B	A	C	The site is not constrained by Category 1 Designations but overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of site selection process
465/HE8/HE9	23.95	Land adjacent to Herrington Country Park	New Herrington	Moderate	Taylor Wimpey	Flood Zone 3	Mix	C	C	D	A	C	The site is slightly constrained by an area of Flood Risk 3 and overall performs moderately against the five Green Belt purposes.	Consider as part of site selection process
466/HO3/HO8	25.82	Land at West Herrington	Houghton	Major		None	Mix	E	D	E	A	D	The site is not constrained by Category 1 Designations but overall this land parcel performs strongly	Discounted

													against the five Green Belt purposes.	
478/SP 7/SP8	63.89	Land to the north of Springwell	Springwell Village	Major	Mr John Carruth Jnr/ Mr Trevor Shaw	None	None durable	E	D	E	B	D	The site is not constrained by Category 1 Designations but overall this land parcel performs strongly against the five Green Belt purposes.	Discounted
567/U S1	3.59	Land adjacent to George Washington Golf and Country Club	Springwell Village	Moderate	Barratt David Wilson Homes	None	Mix	C	C	C	A	C	The site is not constrained by Category 1 Designations but overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of site selection process

641/BU1/BU2/BU3/BU5/BU6/BU7	177.7	Burdon Green Belt	Burdon - South Ryhope	Major	Mr S Gregson	Flood Zone 3	Mix	E	D	E	A	D	The site has some very small areas of Flood Zone 3 and overall performs strongly against the five Green Belt purposes	Discounted
642/NI1/NI2	32	Land at East House Farm	Nissan	Major	Mr C Ford	Flood Zone 3	Mix	E	D	E	A	D	The site is effected by areas of Flood Zone 3 and overall performs strongly against the five Greenn Belt Purposes.	Discounted
643/FA10/FA11	15.6	Land to the south of Station Road, Mount Pleasant	Fatfield and Biddick Woods	Major	Lambton Estate (2015)	None	Mix	E	E	D	A	D	The site is not constrained by Category 1 Designations but overall this land parcel performs strongly against the five Green Belt purposes.	Discounted

645/WA32/WA33	12.77	Land east of Seaham Street	Warden Law	Moderate	Taylor Wimpey	None	Mix	D	C	D	A	C	The site is not constrained by Category 1 Designations but overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of site selection process
646/PA1/PA3	2.2	Glebe House Farm	Pattison and Low Barmston	Moderate	Mr A Hutchinson/ Bellway	None	Mix	D	B	C	A	C	The site is not constrained by Category 1 Designations but overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of site selection process
647/SP3/SP4	32	Low Mount Farm	Springwell Village	Major	Mr SH Swinburn	None	Mix	E	D	D	A	D	The site is not constrained by Category 1 Designations but overall this land	Discounted

													parcel performs strongly against the five Green Belt purposes.	
648A/ MD2/ MD3/ MD4	47.87	Hastings Hill/Middle Herrington Green Belt/Foxcover Lane/West	Middle Herrington	Major	Hellens	Scheduled Ancient Monument and SSSI	Mix	E	D	D	A	D	The site is constrained by a Scheduled Ancient Monument and a SSSI, overall this land parcel performs strongly against the five Green Belt purposes.	Discounted
648B/ MD4/ MD5/ MD6	10.9	Hastings Hill/Middle Herrington Green Belt/Foxcover Lane	Middle Herrington	Moderate	Hellens	Flood Zone 3	Mix	C	D	D	A	C	The site has a small area of Flood Zone 3 and overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of site selection process
648C/ MD4	7.82	Hastings Hill/Middle Herrington Green	Middle Herrington	Major	Hellens	None	Mix	E	D	E	A	D	The site is not constrained by category 1	Discounted

		Belt/Foxcover Lane/South West											designations but overall this land parcel performs strongly against the five Green Belt purposes	
648D/ MD2/ MD4	10.69	Hastings Hill/Middle Herrington Green Belt/Foxcover Lane/North East	Middle Herrington	Moderate	Hellens	None	Mix	C	C	D	A	C	The site is not constrained by category 1 designations but overall this land performs moderately against the five Green Belt purposes.	Consider as part of site selection process
670/C O1/CO 3	21.53	North of Penshaw	Cox Green, Offerton and Penshaw	Major	Lord Durham Estates	None	Mix	D	D	E	A	C	The site is not constrained by Category 1 Designations but overall this land parcel performs strongly against the five Green Belt purposes.	Discounted

671/FA 1/FA2/ FA3	18.66	Southern Area Playing Fields	Fatfield and Biddick Woods	Moderate	Sunderland City Council / Private	None	Mix	C	B	D	A	C	The site is not constrained by Category 1 Designations but overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of site selection process
672/RE 7	1.19	Land east of Whitchurch Road	Redhouse and Fulwell	Minor	Sunderland City Council	None	Mix	B	A	C	A	C	The site is not constrained by Category 1 Designations but overall this land parcel performs poorly against the five Green Belt purposes.	Consider as part of site selection process
673/FA 5/FA6	5.23	James Steel Park	Fatfield and Biddick Woods	Moderate	Sunderland City Council	None	Durable	C	B	B	A	C	The site is not constrained by Category 1 Designations but overall this land	Consider as part of site selection process

													parcel performs poorly against the five Green Belt purposes.	
674/BU4	7.88	North of Cherry Knowles	Burdon - South Ryhope	Moderate	Homes and Communities Agency	None	Mix	D	C	D	A	C	The site is not constrained by Category 1 Designations but overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of site selection process
675/RE17	1.61	Land to the west of Newcastle Road	Redhouse and Fulwell	Moderate	Sunderland City Council	None	Mix	C	B	C	A	C	The site is not constrained by Category 1 Designations but overall this land parcel performs moderately against the five Green Belt purposes.	Consider as part of site selection process

676/MD8	7.05	West Park	Middle Herrington	Zero	Sunderland City Council	None	Durable	A	A	B	A	B	The site is not constrained by Category 1 Designations but overall this land parcel performs poorly against the five Green Belt purposes.	Consider as part of site selection process
697/Phase 1 NI1/NI2/NI5/NI6/NI7/NI8/NI10/NI11/NI12/NI13/NI14	218	Land North of Washington Road	Nissan	Major	Clive Milner, Barratt Homes and Spawforth	Flood Zone 3	Mix	E	D	E	A	D	The site has Flood Zone 3 areas and overall performs strongly against the five Green Belt purposes	Discounted